3/73 37.70- DEED

5724 PG 123

# WARRANTY DEED

FROM: Dorothy Elizabeth Neuhoff

| | | |
|---|---|---|
| ADDRESS NEW OWNER AS FOLLOWS: | James Edward Spence<br>8510 Raymond Roberts Drive<br>Kingston Springs, Tennessee 37082 | |
| SEND TAX BILLS TO: | Same | Map Parcel Nos.<br>127- 194 Js |
| PREPARED BY: | Michael E. Vaughn, Attorney<br>956 Giant Oak Drive<br>Nashville, Tennessee 37217 | |

IDENTIF. REFERENCE

MAR 23 10 29 AM '81

FEE REGISTER DAVIDSON COUNTY, TENN.

RUSH

State of Tennessee, County of Davidson

The actual consideration, or value, whichever is greater, for this transfer is $ 10.00

James Edward Spence
AFFIANT

Subscribed and sworn to before me this 23 day of March, 1981.

Ray N Barr
NOTARY PUBLIC

10-18-81
COMMISSION EXPIRES

For and in consideration of the sum of ten dollars ($10.00) cash in hand paid by James Edward Spence, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Dorothy Elizabeth Neuhoff, have bargained and sold, and by these presents do transfer and convey unto the said James Edward Spence, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 9th Civil District, Davidson County, Tennessee being a portion of Lot No. 2 on the Plan of Hutton Subdivision, of Record in Book 4885, Page 92, Register's Office of Davidson County, Tennessee, as further subdivided in Plan of Subdivision 79-103-G, of Record in Book _____, Page _____, Register's Office of Davidson County, Tennessee and shown thereon as the Reserve Parcel, being further described as follows:

Beginning at a point S87deg.51'27"E,329.51 feet from a concrete monument in the eastern right of way of Newsome Station Road, which monument marks the northwestern corner of said Lot No. 2 of Hutton Subdivision, and running thence S87deg.51'27"E 291.61 feet to an iron pin; thence running S0deg.10'43" 279.0 feet to an iron pin; thence running N86deg.07' W 308.44 feet to a point; thence running N3deg.17'08" E269.46 feet to a point, the same being the point of beginning, and containing 1.89 acres, more or less, according to the above referenced Plan of Subdivision 79-103-G.

334275

Being a part of the same property conveyed to Dorothy Elizabeth Neuhoff by Lottie Walker Hutton by Deed of Record dated June 4, 1975 and of record in Deed Book 4926, Page 132, Registers Office of Davidson County, Tennessee, as modified by Deed of Correction from Lottie Walker Hutton dated October 9, 1975 of Record in Deed Book _____, Page_____, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs, successors and assigns, forever.

I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple, that I have a good right to convey it, and that the same is unencumbered except of record.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the grantee and his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of February, 1981.

Dorothy Elizabeth Neuhoff
Dorothy Elizabeth Neuhoff

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Elizabeth Neuhoff, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 1981.

My Commission Expires: October 15, 1983

Libby Wilson
Notary Public

LIBBY WILSON NOTARY PUBLIC DAVIDSON COUNTY

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 5724 PAGE 125

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 1201.00- CO | |
| | | | 31.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 37.70- | |
| | | | 6287A03/23/81 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3427.5

IDENTIF. REFERENCE

MAR 23 10 29 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 812937