THIS DOCUMENT PREPARED BY

MEAD, MEAD & EVANS
CUMBERLAND OFFICE BLDG.
101 CUMBERLAND AVE.
MADISON, TN 37115
(615) 868-7400

WARRANTY DEED

ADDRESS NEW OWNER: Jean S. Spence
224 Aurora Avenue
Madison, Tennessee 37115

BOOK 5830 PAGE 816

Send tax Bills to same: Map. 72-6 Parcel 235 15DZ-180

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the "Grantee", hereinafter named and other good and valuable considerations the receipt of which is hereby acknowledged including the assumption by the Grantee of an unpaid balance of an indebtedness in the original principal amount of One Hundred and Sixteen Thousand Dollars ($116,000.00) as evidenced by three Promissory Notes, payable to Lois H. McDaniel in the amount of Fifty Six Thousand Dollars ($56,000.00), Erle W. Hudson in the amount of Fifty Six Thousand Dollars ($56,000.00) and Lois H. McDaniel and Erle W. Hudson jointly in the amount of Six Thousand Dollars ($6,000.00) and any other sums which may have or will become payable under the terms of said Promissory Notes including but not limited to principal, interest and service fee, which Promissory Notes are secured by a Deed of Trust executed by Gilbert D. Hall and wife, Jo Ann Hall, to G. Thomas Shield, Trustee, of Record in Book 5584, page 515, Register's Office for Davidson County, Tennessee.

We, Gilbert D. Hall and wife, Jo Ann Hall, hereinafter called the "GRANTORS" have this day bargained and sold and to hereby transfer and convey unto the said Jean S. Spence, hereinafter called the "GRANTEE" her heirs and assigns certain real estate in Davidson County, Tennessee, as follows:

Two Tracts of land in Davidson County, Tennessee, being described as follows:

TRACT I:

A certain tract or parcel of land situated at the northeast corner of Loftin Avenue and Gallatin Pike, near Nashville, in the County of Davidson, State of Tennessee, in the Eleventh (11th) Civil District, formerly the Eighteenth Civil District, and being all that part of Lots Thirteen (13), Fourteen (14) and Fifteen (15) of the Plan of the Kenmore Subdivision, which plan is registered in Book 332, page 32, of the Register's Office of Davidson County, Tennessee, lying west of a line fifty (50) feet westwardly from and parallel to the center line of the south bound main track of the Lewisburg Division of the Louisville and Nashville Railroad Company and more particularly described as follows:

Beginning at a point in the northeast corner of Loftin Avenue and Gallatin Pike; thence extending in a northerly direction with the east line of Gallatin Pike a distance of two hundred eleven and five tenths (211.5) feet to the south line of an alley; thence in an easterly direction with said south line of alley a distance of seventy two and six tenths (72.6) feet, more or less, to a point fifty (50) feet westwardly along a radial line from the center line of the south bound main track of the Lewisburg Division; thence in a southerly direction, parallel to and fifty (50) feet westwardly from said center line of south bound main track of the Lewisburg Division a distance of one hundred and ninety (190) feet, more or less, to a point in the north line of Loftin Avenue; thence in a westerly direction with said north line of Loftin Avenue, a distance of one hundred and seventy (170) feet, more or less, to the point of beginning.

Being the same property conveyed to Erle T. Hudson by deed from Houston-McCord Realty Company of record in Book 660, page 600, Register's Office for said County, the said Erle T. Hudson having died 9/24/69 and by will, recorded in Davidson County Probate Court Clerk's Office in Minute Book 210, page 46, left a life estate in said property, with remainder to his children, Lois H. McDaniel and Erle W. Hudson, the grantors herein.

Included in the above-described property, but excluded from this conveyance, is that portion of said property taken by the State of Tennessee for highway purposes by Judgment dated 2/21/67 of record in Book 4106, page 45, Register's Office for said County, and described as follows:

Beginning at a point in Hudson's southerly line at the easterly edge of previously existing pavement; said point being 10.5 feet, more or less, east of Erle T. Hudson's west line; running thence along Erle T. Hudson's south line south 82^{0} east 3.3 feet, more or less, to the easterly edge of the present pavement. Thence parallel to the center line of the paving north 22^{0} 15' east along the existing easterly edge of the pavement for 16.6 feet, more or less, to the beginning of a curve to the right of 2780.8 feet radius; thence with said curve to the right of 199.86 feet, more or less, to the beginning of a curve to the left of 2780.8 feet radius; thence continuing along the easterly edge of the present pavement and along said curve to the left for 65.3 feet to Erle T. Hudson's northerly line; thence with Erle T. Hudson's northerly line north 68EoB 30' west 20.15 feet, more or less, to the easterly edge of the previous pavement; said point being 4.7 feet, more or less, east of Hudson's west line; thence southerly with the easterly edge of said previous pavement 63 feet, more or less, to a point 6.8 feet east of Erle T. Hudson's west line; thence continuing along the easterly edge of the previous pavement southerly 100 feet, more or less, to a point 8.8 feet more or less, east of Erle T. Hudson's west line; thence continuing with said easterly edge of the previously existing pavement, southerly 117.8 feet, more or less, to Erle T. Hudson's southerly line, the point of beginning, and containing approximately 2,580 square feet, and being a part of the same property conveyed to Erle T. Hudson by deed from Houston-McCord Realty Company, of record in Book 660, page 600, Register's Office for Davidson County, Tennessee.

TRACT II:

Being that portion of Loftin Avenue as recorded in Plat Book 332, page 32, Register's Office for Davidson County, Tennessee, but which was never opened or used as a street, conveyed to Erle T. Hudson and wife, Mary White Hudson, by deed from W. N. Hixson and wife, Ida Hixson, of record in Book 1357, page 289, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the center of said Loftin Avenue at its intersection of the right-of-way of the Nashville Railway and Light Company at a point thirty seven and one half feet from the southeast corner of Lot No. 12 of said Plan, Hixson's Lot No. 12, running thence eastwardly in the center of said Loftin Avenue to the right-of-way of said Lewisburg Division of said Louisville and Nashville Railroad Company; thence Eastwardly and with the said right-of- way thirty seven and one half feet to said Hudson's property' thence Westwardly and with said Hudson's Property, and being the East line of said Loftin Avenue, to the

intersection of said Loftin Avenue with the right-or -way of the said Nashville Railway and Light Company, the northeast corner of said Loftin Avenue and the said right-of-way of said Nashville Railway and Light Company; thence southwardly thirty seven and one half feet, and with said right-of-way to the point of beginning.

The said Erle T. Hudson having predeceased his wife, Mary White Hudson, to whom he left a life estate in said property (Tract IO and who took by right of survivorship the remaining property (Tract II), she also now being deceased, leaving as their only heirs to said property their two children, Lois H. McDaniel and Erle W. Hudson.

Being the same property conveyed to Gilbert D. Hall and wife, Jo Ann Hall, of record in Book 5584, page 510, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration of value whichever is greater, for this transfer is /43,694.82.

Sworn and Subscribed before me, this the 10 day of December, 1981.

Affiant

My Commission Expires:

10-20-85

Notary Public

This is improved property known as 3216 - 3220 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to the said Grantee her heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it, and that the same is unencumbered except as set out above.

We further covenant and bind ourselves and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, her susseccors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this 10 day of December, 1981.

GRANTORS:

Gilbert D. Hall

Jo Ann Hall

MAIL ENV.

PROPERTY REFERENCE

DEC 15 1 11 PM '81

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

G72139

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert D. Hall and wife, Jo Ann Hall, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee this the 10 day of December, 1981.

Notary Public

My Commission Expires:

12-28-85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5830 PAGE 820

FOR _____

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
			143654.62- CO	
			373.62 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 386.12-	
			3219A12/15/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 72139

IDENTIF. REFERENCE

DEC 15 1 11 PM '81

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

No. 858135