| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Michael S. Spence (NAME) | SAME (NAME) | 73-6 |
| 3818 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 28 Ja |
| Nashville, Tn. (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 6043 PAGE 942

For and in consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

WE, O. C. TEMPLE, JR. and wife, JOAN K. TEMPLE

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL STUART SPENCE and wife, RAMONA ECKERT SPENCE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Riverwood Lake Subdivision of the northeast part of Cooper Lands, of record in Book 974, Page 44, said Register's Office, and described according to a September 3, 1981, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100 as follows:

BEGINNING at a point in the centerline of Moss Rose Road at the common front corners of Lots Nos. 4 and 5; thence with said centerline, southeastwardly 100 feet to a point; thence leaving the centerline of said Road, northeastwardly 205 feet to the edge of a blud; thence continuing, northeastwardly, 125 feet to the low water mark of the Cumberland River; thence with said low water mark, northwestwardly 100 feet, more or less, to the common rear corners of Lots Nos. 4 and 5; thence leaving the low water mark of the Cumberland River, southwestwardly 135 feet to the edge of the bluff; thence continuing, southwestwardly 220 feet to the point of beginning.

Being the same property conveyed to O. C. Temple, Jr., and wife, Joan K. Temple by deed from Earl A. McNabb and wife, Mary D. McNabb of record in Deed Book 3703 Page 391, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3818 Moss Rose Drive, Nashville, Tn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of April, 19 83.

O. C. Temple, Jr. (O.C. TEMPLE, JR.)

Joan K. Temple (JOAN K. TEMPLE)

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

BOOK 6043 PAGE 943

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. C. TEMPLE, JR., and wife, JOAN K. TEMPLE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Nashville, Tn.

Witness my hand and official seal at ~~Hendersonville, Tn.~~, this 19th day of April, 19 83.

My commission expires 8/13/84 Notary Public M. G. Meiggs

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration for this transfer or value of property (whichever is greater) is $ 96,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael Stuart Spence

Sworn to and subscribed before me
this 19th day of April, 19 83.

My commission expires 8/13/84 Notary Public M. G. Meiggs

Return To:

This instrument was prepared by:

MARVIN G. MEIGGS, JR., 102 Public Square, Gallatin, Tennessee 37066

Name Address

WARRANTY DEED

FROM

D. C. TEMPLE, JR., and wife,

JOAN K. TEMPLE

TO

MICHAEL STUART SPENCE, and wife,

RAMONA ECKERT SPENCE

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

APR 25 2 14 PM '83

DAVIDSON COUNTY, TN.
REGISTER'S FEE

IDENTIFICATION REFERENCE

H 4 3 8 5 3

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6043 PAGE 944

FOR _____

| | | |
|---|---|---|
| CD -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 |
|---|---|---|---|---|
| | | | 96500.00- CD<br>250.50 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 257.46-<br>266 A04/25/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 43853

IDENTIF. REFERENCE

APR 25 2 19 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 944321