mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6420 PAGE 476

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Charles E. Spencer, Jr. | Same as new owner | Map 16 |
| 2202 Union Hill Road | | Parcel 14 |
| Goodlettsville, TN 37072 | | 10D-17850 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, SAMUEL L. SPENCER and wife, SOPHIA KNIGHT SPENCER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. SPENCER, JR. and wife, ADA PAULETTE SPENCER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated September 27, 1983 by F. E. Head, Surveyor, No. 656, as follows, to-wit:

BEGINNING at a point in the northeasterly margin of Ivy Point Road, said point being in a gulley or drain at the northerly end of a bridge across said road, a corner with the property conveyed to Jesse A. Grubbs, the northwest corner of this property; thence with line of Grubbs as follows: N 48° 45' E 178 feet to an iron pin; thence N 71° E 305 feet to an iron pin; thence N 67° 15' E 340 feet to an iron pin in line of Walter Knight; thence with fence line of said Knight, S 8° 45' W 691.2 feet to a point in Sycamore Creek, an iron pin being on north bank of creek as a pointer; thence with said creek as follows: N 44° 30' W 270 feet to a sycamore tree at the edge of creek; thence S 65° 10' W 272 feet to a point in creek, same being margin of aforesaid Ivy Point Road; thence with margin of said road as follows: N 33° 30' W 102 feet, N 37° 15' W 101 feet, N 40° W 60 feet and N 42° 45' W 71 feet to the beginning, containing 6.08 acres, more or less.

Being the same property conveyed to Samuel L. Spencer and wife, SOPHIA KNIGHT SPENCER, by deed from Tyler Binkley Evitts, a single lady, of record in Book 6160, page 220, Register's Office for Davidson County, Tennessee.

RESERVED is the water from a spring on the above described property by Walter Krantz and Hubert Krantz, by instrument of record in Book 1489, page 211, Register's Office, Davidson County, Tennessee.

11/05 02:22 CHECK

517

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 and assigns, forever.

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And We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for that which appears of record.

And We, the GRANTORS, do further covenant and bind ourselves, our, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 5th day of November, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

16178

IDENTIF. REFERENCE

Nov 6 10 28 AM '84

DAVIDSON COUNTY, TN

Samuel L. Spencer
SAMUEL L. SPENCER

Sophia Knight Spencer
SOPHIA KNIGHT SPENCER

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 SAMUEL L. SPENCER and wife, SOPHIA KNIGHT SPENCER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of November, 1984.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 11-9-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Charles E. Spencer, Jr.
Affiant

Sworn to and subscribed before me, this the 5th day of November, 1984.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

BOOK 6420 PAGE 478

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 27.70-
5017A11/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 7 8 1

IDENTIF. REFERENCE

Nov 6 10 28 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0083129