mail

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

WARRANTY DEED

BOOK 6420 PAGE 480

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Roy D. Ayers, ET UX 5695 Lickton Pike Goodlettsville, Tn. 37072	Same as new owner	Map 10 Pt. Par. 8

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 and DOUGLAS T. SPENCER and wife, JUDY SPENCER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROY D. AYERS and wife, DEBORAH F. AYERS, 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 18, 1984, by F. E. Head, Surveyor No. 656, as follows, to-wit:

BEGINNING at an iron pin in the northeasterly margin of Ivy Point Road, said point being the southwest corner of the property conveyed to Jesse A. Grubbs and the southeast corner of this tract; thence with the line of Grubbs, N 61° E 206 feet to a point, N 46° E 100 feet to a point, N 46° 30' E 90 feet to a point, N 61° E 58 feet to a point, N 61° 45' E 104 feet to a point, N 42° 30' E 50 feet to a point, N 35° 15' E 81 feet to a point, N 20° 45' E 182 feet to a point, N 35° E 29 feet to a point, N 50° E 54 feet to a point, N 44° E 98 feet to a point in the line of Willie Mae Field of record in Book 1218, page 12, Register's Office, Sumner County, Tennessee; thene with the line of Field, N 3° E 544 feet to a point; thence S 51° 50' W 67.81 feet to an iron pin; thence N 82° W 188 feet to a point; thence N 1° 45' E 202 feet to a point in the line of Gary A. Ellis, et al; thence with the line of Ellis, N 82° W 149 feet to an iron post in the line of Krantz; thence with the line of Krantz, N 88° 40' W 693 feet to a corner post; thence continuing with the line of Krantz, S 1° 30' W 518 feet, S 5° 30' W 310 feet, S 6° 10' W 166.3 feet, S 16° W 66.4 feet, S 1° 15' W 60.8 feet, S 6° E 77 feet to a point, S 65° 40' W 77 feet to a corner post in the line of Ivy Point Road; thence with the margin of said Ivy Point Road, S 32° 15' E 75 feet, S 37° E 50 feet, S 42° 30' E 50 feet, S 46° 45' E 50 feet, S 46° 30' E 257 feet to the point of beginning, containing 30.23 acres, more or less.

Being a part of the same property conveyed to Samuel L. Spencer and Douglas T. Spencer, by deed from Tyler Binkley

11/02 31.50- CHECK

3018

Evitts, a single lady, of record in Book 6160, page 223, Register's Office, Davidson County, Tennessee.

Judy Spencer, wife of Douglas T. Spencer, joins in this conveyance to convey any and all right, title or interest she may have in and to the property, martial or otherwise.

Sophia Knight Spencer, wife of Samuel L. Spencer, joins in this conveyance to convey any and all right, title or interest she may have in and to the property, marital or otherwise.

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, the GRANTORS, 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 warrant that the same is unencumbered.

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 GRANTEES, their 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.

Samuel L Spencer
SAMUEL L. SPENCER

Douglas T. Spencer
DOUGLAS T. SPENCER

Sophia Knight Spencer
SOPHIA KNIGHT SPENCER

Judy Spencer
JUDY 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.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

BOOK 6420 PAGE 482

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 DOUGLAS T. SPENCER and wife, JUDY 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.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Roy D. Ayers
Affiant

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

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

I-61-782

IDENTIF. REFERENCE

Nov 6 10 28 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6420 PAGE 483

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 61.50-
5018A11/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Nov 6 10 28 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No.0083130