Mail

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

WARRANTY DEED

BOOK 6429 PAGE 340

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jesse A. Grubbs, ET UX 2864 Ivy Point Rd 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, including the assumption by the GRANTEES of a certain note contained in an Installment Deed from Tyler Binkley Evitts to Samuel L. Spencer and Douglas T. Spencer dated October 20, 1983, in the original principal amount of $33,333.33, of record in Book 6160, page 223, Register's Office, Davidson County, Tennessee, We, SAMUEL L. SPENCER and wife, SOPHIA K. 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 JESSE A. GRUBBS and wife, PEGGY S. GRUBBS, 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 11, 1984 by F. E. Head, Surveyor, No. 656, as follows, to-wit:

BEGINNING at a point in a gulley, same being at the easterly end of a small bridge, the easterly margin of Ivy Point Road, a corner with other land of Douglas Spencer, the southwest corner of this property; thence with line of said Spencer as follows: N 48° 45' E 178 feet to an iron pin in gulley; thence leaving gulley N 71° E 305 feet to an iron pin; thence N 67° 15' E 340 feet to an iron pin in fence line of Walter Knight; thence with line of said Knight and Willie Mae Field as follows: N 8° 45' E 28 feet to a ash tree near the south bank of a branch; thence N 5° 30' E 520 feet to an iron pin, a corner with Douglas Spencer; thence with line of said Spencer as follows: S 59° W 192 feet to a point at the southerly edge of a road; thence along southerly edge of road as follows: S 44° W 98 feet, S 50° W 54 feet, S 35° W 29 feet, S 20° 45' W 182 feet, S 35° 15' W 81 feet, S 42° 30' W 50 feet, S 61° 45' W 104 feet, S 61° W 58 feet, S 46° 30' W 90 feet, S 46° W 100 feet and S 61° W 206 feet to an iron pin in the easterly margin of afore Ivey

Point Road; thence with margin of said Road, S 48° E 118 feet to the beginning, containing 4.97 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 Evitts, a single lady, of record in Book 6160, page 223, Register's Office for 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 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, 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 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 K. Spencer
SOPHIA K. SPENCER

Judy Spencer
JUDY SPENCER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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 K. 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.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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.

Deanne 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 $48,000.00.

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

3394 11/19 134.30- CHECK

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TN
Nov 19 | 31 PM '84

IDENTIF. REFERENCE

I.G. 4.5.7.8.

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
			48000.00- CAMT.	
			124.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 134.30-	
83B4A11/19/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 5 7 8.

IDENTIF. REFERENCE

NOV 19 1 32 PM '84

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 0086401