FORM NO. WD-1

BOOK 6604 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 1985.

Notary Public

MY COMMISSION EXPIRES: 6-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., 12th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack S. Spangler and wife, Beverly Spangler (NAME) | Same (NAME) | Map 23 |
| Crocker Springs Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 102.50 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aileen Snow, Executrix of the Estate of Fannie Pistole & in her individual capacity, ~~Roberta Clemmons, Imogene Gardner, Floyd Smithson, Jr., Oledith Masters, Gloria Jean Patterson and Joe Sprinkle, Jr., being all the heirs of Fannie Pistole.~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack S. Spangler and wife, Beverly Spangler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Description Set Out On Exhibit A & B.

J 20048

IDENTIF. REFERENCE

JUL 11 2 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 22 day of June, 1985.

X Gloria J. Patterson Roberta Clemmons

Oledith Masters Floyd Smithson Jr. Joseph B. Sprinkle Jr.

Aileen Snow - Executrix
individually

Imogene Gardner

STATE OF Tennessee
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aileen Snow, Executrix and Individually, and Imogene Gardner

the bargainor, 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 Nashville, Tennessee this 11th day of July, 1985

Commission expires 1-18-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Aileen Snow, Executrix of the Estate Fannie Pistole, et al

TO

Jack S. Spangler and wife, Beverly Spangler

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF OHIO )
COUNTY OF LUCAS )

Personally appeared before me, DENNIS GORAJEWSKI, a Notary Public, in and for said County and State, the within named GLORIA J PATTERSON

the bargainor, with whom I am personally acquainted, and who acknowledged that GLORIA J. PATTERSON executed the within instrument for the purposes therein contained. Witness my hand and official seal at TOLEDO OHIO, this 22 day of June 1985.

DENNIS GORAJEWSKI
Notary Public, State of Ohio
My commission expires Oct. 30, 1985

Dennis Gorajewski
Notary Public

Commission expires _____

STATE OF OHIO )
COUNTY OF LUCAS )

Personally appeared before me, DENNIS GORAJEWSKI, a Notary Public, in and for said County and State, the within named OLEDITH MASTERS

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at TOLEDO OHIO, this 22 day of June 1985.

DENNIS GORAJEWSKI
Notary Public, State of Ohio
My commission expires Oct. 30, 1985

Dennis Gorajewski
Notary Public

Commission expires _____

STATE OF OHIO )
COUNTY OF LUCAS )

Personally appeared before me, DENNIS GORAJEWSKI, a Notary Public, in and for said County and State, the within named ROBERTA CLEMMONS

the bargainor, with whom I am personally acquainted, and who acknowledged that ROBERTA CLEMMONS executed the within instrument for the purposes therein contained. Witness my hand and official seal at TOLEDO OHIO, this 22 day of June 1985.

DENNIS GORAJEWSKI
Notary Public, State of Ohio
My commission expires Oct. 30, 1985

Dennis Gorajewski
Notary Public

Commission expires _____

STATE OF OHIO )
COUNTY OF LUCAS )

Personally appeared before me, DENNIS GORAJEWSKI, a Notary Public, in and for said County and State, the within named FLOYD SMITHSON JR

the bargainor, with whom I am personally acquainted, and who acknowledged that FLOYD SMITHSON JR executed the within instrument for the purposes therein contained. Witness my hand and official seal at TOLEDO OHIO, this 22 day of June 19 85.

DENNIS GORAJEWSKI
Notary Public, State of Ohio
My commission expires Oct. 30, 1985

Dennis Gorajewski
Notary Public

Commission expires _____

STATE OF Michigan )
COUNTY OF Oakland )

Personally appeared before me, Dorothy L. Henry a Notary Public, in and for said County and State, the within named Joseph B. Sprinkle Jr

the bargainor, with whom I am personally acquainted, and who acknowledged that Joseph B. Sprinkle Jr executed the within instrument for the purposes therein contained. Witness my hand and official seal at Farmington Hills MI this 1 day of July 19 85.

DOROTHY L. HENRY
Notary Public, Oakland County, Mich.
My Commission Expires February 1, 1988

Dorothy L. Henry
Notary Public

Commission expires _____

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, _____, a Notary Public, in and for said County and State, the within named

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this _____ day of _____ 19_____.

_____
Notary Public

Commission expires _____

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of the Crocker Springs, public road at the southwest corner of this tract, the northwest corner of the Tidwell Farm in the east line of the Albert Paradise Tract, and running thence with center of said Road, North 1/2° East 35.4 poles to a turn to left in said road; thence North 20 1/2° West 9 poles to a point in line with south yard fence and about 8 feet west of same; thence continuing with said Road, North 29° West 81.8 poles to a point in the center line of intersection of the Reese Hollow Road; thence with south line of Wilcutt Farm, North 52 1/2° East 21.9 poles to turn in said road 10 feet west of cedar; thence North 25 1/2° East 7.5 poles to a point in center line of said Reese Hollow Road in line with fence leading south 87 1/2° East; thence with said fence, South 87 1/2° East 129.2 poles to a stone at corner post of wire fence, two red bud pointers marked "O O O" this being in the south line of "Avrill Farm" and Tidwell's northwest corner; thence with fence, South 30 1/2° West 151.3 poles to a cedar post on bank of branch, down elm as pointer; thence with fence, South 89° West 29.4 poles to point in center of Crocker Springs public road about 14 feet west of a light or power pole, the point of beginning, containing 71.4 acres, more or less, by survey made October 18, 1945, by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee.

BEING the same property conveyed to James B. Pistole and wife, Fannie Pistole and Floyd R. Snow and wife, Aileen Snow, by deed from Mary D. Hunter, a widow, of record in Book 1312, page 203, Register's Office for Davidson County, Tennessee. By deed of record in Book 4371, page 827, said Register's Office, Floyd R. Snow and wife, Aileen Snow conveyed their one-half undivided interest in the above described property to James B. Pistole and wife, Fannie Pistole. The said James B. Pistole and Fannie Pistole are now deceased, with James B. Pistole predeceasing Fannie Pistole. Fannie Pistole devised subject property to Aileen Snow, Executrix for the purpose of sale under her will and Codicil of record in Will Book 148, page 253, Probate Court Clerk's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXPRESSLY EXCLUDED THEREFROM is the following three tracts of land.

TRACT 1: A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, September 24, 1969, as follows:

BEGINNING at a spike in the center of Crocker Springs Road, the Southwest corner this property and common to the property of G. O. Hahan; thence North 0° 36' East 495.0 feet along the center of said road to a point (spike); thence North 72° 43' East 186 feet to an iron pin; thence South 22° 55' East 157.0 feet to an iron pin on West side of Farm Road; thence South 24° 13 East 440.9 feet to an iron pin in the original line; thence South 89° 00' West 417.7 feet along original line and fence to the beginning, containing 3.1 acres, more or less.

BEING the same property conveyed to Gary A. Ross, by deed from Fannie S. Pistole, a widow, of record in Book 4372, page 594, Register's Office for Davidson County, Tennessee.

TRACT 2: A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, August 4, 1969, as follows:

FROM the Northwest corner of the original 71.4 acres of land as described in Deed Book 1312, page 203; go Southeast 29° 00' East 250 feet +- a long the center of Crocker Springs Road to an iron pin and point of beginning, this 3.2 acre tract; ther leaving road, North 61° 00' East 30.0 feet to an iron pin on West bank of creek; thence South 66° 43' East 66.6 feet along the west bank of creek; thence South 78° 45' East 109.3 feet to an iron pin in the center of branch; thence South 60° 53' East along center of creek 110.15 feet to an iron pin in center of creek; thence South 24° 35' East along center line of creek 79.9 feet to an iron pin; thence South 16° 50' East 179.6 feet along center of creek to an iron pin; thence South 29° 33' West 84.6 feet along center of creek to an iron pin; thence South 39° 55' East 146.9 feet along center of creek to an iron pin; thence South 23° 40' East leaving Creek 228.7 feet to an iron pin; thence South 64° 08' West 106.75 feet to an iron pin in center of road; thence North 27° 51' West 124.0 feet along

EXHIBIT "A"

center of road to an iron pin; thence North 29° 00' East along center of road 761.8 feet to the beginning, containing 3.2 acres, more or less.

BEING the same property conveyed to Aileen P. Snow and husband, Floyd R. Snow, by deed from Fannie S. Pistol, of record in Book 4373, page 854, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in the 2nd Civil District, formerly the 10th of Davidson County, Tenessee, described according to survey made by William M. Keel, Surveyor, dated March 21, 1985, as follows:

BEGINNING at an iron pin in the centerline of Crocker Springs Road, said pin being the northwest corner of the property conveyed to Joyce Rae Snow Holmes and husba Carlton J. Holmes, by deed from Aileen P. Snow, and husband, Floyd R. Snow, of record in Book 5284, page 513, of the Register's Office of Davidson County, Tennessee; thence, with the centerline of Crocker Springs Road, North 31° 20' 44" West, 249.89 feet to an iron spike; thence, North 54° 40' 09" East, 322.87 feet to a spike in a fence line; thence, North 28° 06' 39" East, 176.23 feet to a spike at an existing fence corner; thence, with said fence, South 88°25' 52" East, 327.48 feet to a spike at a fence corner; thence, with said fence, South 1° 19' East, 517.44 feet to a spike at the base of a 14-inch elm tree; thence, South 12° 17' 22" West, 38.49 feet to a spike at a fence corner; thence, South 73° 06' 16" West, 256.78 feet to a point in the centerline of a creek; thence, North 58° 03' 31" West, 136.25 feet to a point in the centerline of said creek; thence, North 80° 19' 53" West, 101.81 feet to a point in the centerline of said creek; thence, North 82° 04' 33" West, 60.16 feet to an iron pin on the west bank of said creek; thence, South 61° 00' West, 30.0 feet to the point of beginning, containing 7.03 acres, more or less.

EXHIBIT "B"

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6604 PAGE 205

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

7300.00- CAPIT.
189.00 CSTAX
.50 PREF
18.00 MORTG
CHECK 208.30-
6854A07/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 0 4 8

IDENTIF. REFERENCE

Jul 11 2 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153081