This instrument prepared by Berry/Freeman, Attorneys. 333 Gallatin Road S, Madison, Tn. 37115

WARRANTY DEED

Signature

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery G. Hostettler (NAME)	Same (NAME)	Map 30 P/O
3544 St. Lawrence Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 111
Joelton Tenn (CITY) (P. O. ZONE) (STATE)	37080 (CITY) (ZONE) (STATE)	

mail

For and in Consideration of the sum of TEN AND NO/100=----------

----------$10.00---------- *DOLLARS*

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

J 2' 1' 6' 7' 8

IDENTIF. REFERENCE

JUL 18 11 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6609 PAGE 494

We, DOUGLAS TRUMAN SPENCER AND WIFE,

JUDY DIANNE SPENCER *have bargained and sold, and by these presents do transfer and convey unto the said* JEFFERY G. HOSTETTLER, SINGLE

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at a 40 inch black oak, Southwest corner of Book 5272, page 716, Northwest corner of Book 4809, page 270, Runquist Property, then with the West line of Runquist South 2 deg. 00 min. 24 sec. West, 1547.10 feet to an iron rod this survey, then with a new line, South 69 deg. 47 min. 44 sec. West, 755.10 feet to a post in a fence, in the East line of Book 5294, page 753, then with said line, with a fence, North 02 deg. 04 min. 30 sec. West, 18.29 feet to a post, North 00 deg. 47 min. 48 sec. West, 128.68 feet to a post, North 02 deg. 40 min. 59 sec. West 467.80 feet to a post, North 06 deg. 47 min. 55 sec. West, 120.72 feet to a post, North 00 deg. 30 min. 53 sec. West, 1077.95 feet to an iron rod this survey, then with the south line of David Wade III, et al, Property, South 89 deg. 40 min. 47 sec. East, 811.08 feet to the beginning; containing 29.58 acres more or less, and being part of Book 4532, page 856, Old 24th Civil District, Davidson County, Tennessee, according to a survey by Randolph Chapdelaine dated 3/03/85.

Also conveyed is an easement into this property from St. Lawrence Drive through Armstrong property as described in Book 4532, page 856.

Being a portion of the property conveyed to Douglas Truman Spencer and wife, Judy Dianne Spencer from Vincent Ertola and wife, Sara Jane Ertola and Marie Ertola Armstrong, of record in Book 4532, page 858, Register's Office for Davidson County, Tennessee.

Included in the above description, but specifically excluded from this conveyance is a 50' easement shown on the survey of R. L. Chapdelaine et al dated March 3, 1985, which easement was conveyed to David Wade III by instrument of record in Book 6533, page 943, Register's Office for Davidson County, Tennessee and is described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 18th day of July, 19 85

Affiant

My commission expires: (Affix Seal)

Notary Public

A 50 foot easement across the North portion of this tract for the use of David Wade III et al, is now described as follows: Beginning at a point in the center of said 50 foot easement, being South 00 deg. 30 min. 53 sec. East, at 390.21 feet from the Northwest corner of said 29.58 acre tract (described above), also Armstrong's NE corner, then with centerline of said easement, the following six calls: South 80 deg. 56 min. 40 sec. East, 101.28 feet to a point, North 62 deg. 19 min. 00 sec. East 171.05 feet to a point, North 35 deg. 27 min. 40 sec. East, 174.30 feet to a point, North 12 deg. 16 min. 45 sec. East, 65.11 feet to a point, North 29 deg. 10 min. 07 sec. East, 105.97 feet to a point, North 33 deg. 17 min. 23 sec. East, 31.21 feet to a point in the North line of said 29.58 acres, South line of Wade Property, being South 89 deg. 40 min. 47 sec. East, at 438.74 feet from the Northwest corner of said 29.58 acres.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JEFFERY G. HOSTETTLER *his heirs and assigns, forever.*

And we *do covenant with the said* JEFFERY G. HOSTETTLER *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,* except for 1985 taxes.

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* JEFFERY G. HOSTETTLER *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16TH *day of* April, *1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas Truman Spencer
DOUGLAS TRUMAN SPENCER

Judy Dianne Spencer
JUDY DIANNE 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* Douglas Truman Spencer and wife, Judy Dianne Spencer

*the bargainor*s*, 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 Joelton, *Tennessee, this* 16th *day of* April, *19*85.

Harry C. Swan *Notary Public*

Commission Expires My Commission Expires APRIL 19, 1987

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

DOUGLAS T. SPENCER ET AL

TO

JEFFERY G. HOSTETTLER, single

BOOK 6099 PAGE 497

G-21778

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6609 PAGE 498

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

25500.00- CA'T,
66.30 CSTAX
.50 PRFE'
12.00 WDE'D
CHECK 78.80-
8942A07/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1: 6: 7. 8

T
IDENTIF. REFERENCE

JUL 18 11 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155103