| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| JOHN M. SPENCER and wife, JOANNA SPENCER (NAME) | DOBSON & JOHNSON (NAME) | 64-12 |
| 4812 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 1800, ONE COMMERCE PLACE (STREET ADDRESS) | Parcel 19 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37239 (CITY) (STATE) (ZIP CODE) | Fd. BK. 40-60522 |

## WARRANTY DEED

BOOK 6663 PAGE 691

For and in consideration of the sum of TEN AND NO/100----------
----------($10.00)---------- DOLLARS

and other good and valuable considerations, including but not limited to, the assumption of a Deed of Trust of record in Book 4874, page 376, Register's Office for Davidson County, Tennessee, payable to Dobson & Johnson in the original principal sum of $33,000.00, which Grantees hereby assume and agree to pay the unpaid balance;

WE, DONALD L. FORKUM and SUSAN B. FORKUM

have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. SPENCER and wife, JOANNA SPENCER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Sherwood Forest, Section 4 of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald L. Forkum Jr. and wife, Susan B. Forkum, by deed from Edward Lee Palmer and wife, Linda G. Palmer, of record in Book 5301, page 93, Register's Office for Davidson County, Tennessee.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This conveyance is subject to Plan of Record in Book 4460,page 182, and restrictive covenants of record in Book 4460, page 448, Register's Office of Davidson County, and any and all other easements or restrictions which are of record.

This is improved (X) unimproved ( ) property, known as 4812 Cascade Drive (House Number) (Street)
Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of September, 19 85.

Donald L. Forkum Jr.
DONALD L. FORKUM

Susan B. Forkum
SUSAN B. FORKUM

BOOK 6659 PAGE 692

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 DONALD L. FORKUM and wife, SUSAN B. FORKUM

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 19 85

My commission expires 11-1-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,393.23
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 27th day of September, 19 85.

My commission expires 11-1-87 Notary Public

This instrument was prepared by:
ANDREW B. GIBSON, JR., Suite 202, Noel Place, 200 Fourth Ave. No., Nashville, TN 37219
Name Address

WARRANTY DEED

FROM DONALD L. FORKUM and IDENTIFICATION REFERENCE

SUSAN B. FORKUM

TO JOHN M. SPENCER and

JOANNA SPENCER

40677.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Oct 1 9 35 PM '85

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:
ANDREW B. GIBSON, JR.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

BOOK 6659 PAGE 693

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 62393.23- CAMT. | |
| | | | 162.24 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 160.74- | |
| 2113A | 10/01/85 | BAL | .09 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

4067.

IDENTIF. REFERENCE

Oct 1 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 177695