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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Milton H. Watts, Jr. 488 Canton Pass Madison, TN 37115	Same as new owner SAME	Map 16 Parcel 14 10D-17850

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, CHARLES E. SPENCER, JR. and wife, ADA PAULETTE SPENCER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said MILTON H. WATTS, JR. and wife, DONNA G. WATTS, 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 27, 1983 by F. E. Head, Surveyor, No. 656, as follows, to-wit:

BEGINNING at a point in the northeasterly margin of Ivy Point Road, said point being in a gulley or drain at the northerly end of a bridge across said road, a corner with the property conveyed to Jesse A. Grubbs, the northwest corner of this property; thence with line of Grubbs as follows: N 48° 45' E 178 feet to an iron pin; thence N 71° E 305 feet to an iron pin; thence N 67° 15' E 340 feet to an iron pin in line of Walter Knight; thence with fence line of said Knight, S 8° 45' W 691.2 feet to a point in Sycamore Creek, an iron pin being on north bank of creek as a pointer; thence with said creek as follows: N 44° 30' W 270 feet to a sycamore tree at the edge of creek; thence S 65° 10' W 272 feet to a point in creek, same being margin of aforesaid Ivy Point Road; thence with margin of said road as follows: N 33° 30' W 102 feet, N 37° 15' W 101 feet, N 40° W 60 feet and N 42° 45' W 71 feet to the beginning, containing 6.08 acres, more or less.

Being the same property conveyed to Charles E. Spencer, Jr. and wife, Ada Paulette Spencer, by deed from Samuel L. Spencer and wife, Sophia Knight Spencer, of record in Book 6420, page 476, Register's Office, Davidson County, Tennessee.

RESERVED is the water from a spring on the above described property by Walter Krantz and Hubert Krantz, by instrument of record in Book 1489, page 211, Register's Office, 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 as follows:

1. 1986 State & County taxes, a lien, but not yet due and payable.

2. Easement for the flow of sycamore Creek and reservation for rights to water from spring as set out in Book 1489, page 211, said Register's Office.

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 6th day of March, 1986.

Charles E. Spencer, Jr.
CHARLES E. SPENCER, JR.

Ada Paulette Spencer
ADA PAULETTE 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 CHARLES E. SPENCER, JR. and wife, ADA PAULETTE 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 6th day of March, 1986.

Virginia Lunsford
NOTARY PUBLIC

My Commission Expires: 1/10/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 9250.00 .

Milton Howard Watts
Affiant

Sworn to and subscribed before me, this the 21st day of March, 1986.

Virginia Lacy Ford
NOTARY PUBLIC

My Commission Expires: 1/10/89

8 5 7 7 8

IDENTIFICATION REFERENCE

MAR 25 | 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$3.00 CHK

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

RECEIVED OF _____

FOR _____

BOOK 6812 PAGE 166

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

9250.00- CONT.
23.92 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 33.42-
C273A03/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85772

IDENTIFICATION REFERENCE

MAR 25 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230513