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

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WARRANTY DEED

BOOK 7973 PAGE 1

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
C. E. Spencer, Sr. 3038 Ivy Point Rd Goodlettsville, TN.	Same as new owner	Map 10 Pt. Par. 8

Copied

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, 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 C. E. SPENCER, SR. and wife, OLA MAE SPENCER, 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 18, 1984 by F. E. Head, Surveyor No. 656, as follows; to-wit:

BEGINNING at an iron post, said point being the northeast corner of this tract, a common corner to the property of C. E. Spencer, Sr. and Gary A. Ellis; thence with the line of Spencer, S 20° 45' E 206 feet to an iron pin; thence N 82° W 188 feet to a point; thence N 1° 45' E 202 feet to a point in the line of Gary A. Ellis; thence with the line of Ellis, N 82° E 262 feet to the point of beginning, containing 1 acre, 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, of record in Book 6160, page 223, Register's Office, Davidson County, Tennessee.

Judy Spencer, spouse of Douglas T. Spencer, joins in this conveyance to convey any and all right, title or interest in and to the property, marital or otherwise.

Sophia K. Spencer, wife of Samuel L. Spencer, joins in this conveyance to convey any and all right, title or interest in and to the property, martial or otherwise.

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 11th day of ~~October~~ July, ~~1984~~ 1989, 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)

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 11th day of ~~October, 1984.~~ July, 1989.

Paulette Spencer
NOTARY PUBLIC

My Commission Expires: 3-11-91

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 11th day of ~~October, 1984~~. July, 1989.

Paulette Spencer
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800.00.

C E Spencer Jr.
Affiant

Sworn to and subscribed before me, this the 11th day of ~~October, 1984~~. July, 1989.

Paulette Spencer
NOTARY PUBLIC

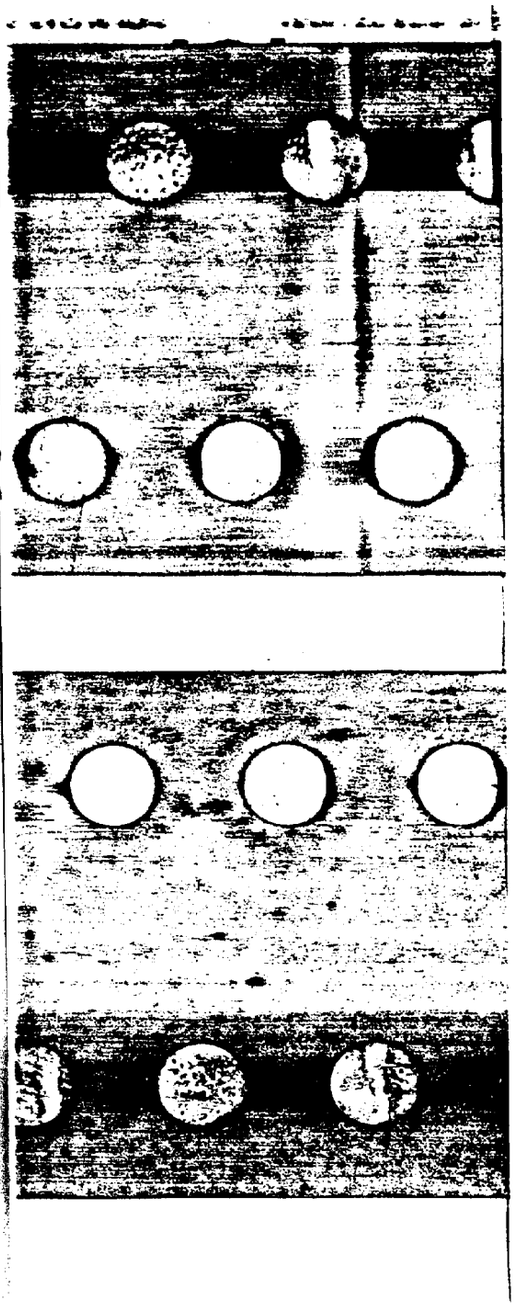
My Commission Expires: 3-11-91

78327

IDENTIF. REFERENCE

Nov 1 11 01 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7973 PAGE 4

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 800.00
CON TX 2.64
PRFEE 1.00
WDEED 9.00
TOTAL 12.64
CASH 12.64

11/01/89 01 11:01 0001 0053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78327

IDENTIF. REFERENCE

NOV 1 11 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262948