THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike 5458 03/26 0101 03CHECK 89.50
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8072 PAGE 34

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Samuel L. Spencer, et ux 1330 Williamson Rd. Box 425 Goodlettsville, TN 37072	Same as New Owner	Map 16 Parcel 15

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, LELA B. KNIGHT, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto SAMUEL L. SPENCER and wife, SOPHIA K. 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:

Land situated in the Second Civil District of Goodlettsville, Davidson County, Tennessee, according to a survey by R. L. Montoya - Land Surveying dated March 13, 1990 is more particularly described as follows:

Beginning at a point in the center of Ivy Point Road said point being the northeast corner of Walter J. Knight's property as of record in Deed Book 1272, page 387, R.O.D.C., Tennessee; thence running with the center of said road North 62 deg. 06' 30" West 210.22 feet to a point; thence, leaving the center of said road South 44 deg. 06' 50" West 26.04 feet to an iron pin, (set this survey) in the south margin of said road and also being the point-of-beginning for this herein described tract; thence, leaving said margin South 44 deg. 06' 50" West 640.66 feet to an iron pin (set this survey); thence, North 50 deg. 15' 00" West 400.00 feet to an iron pin (set this survey); thence, the next three calls with the easterly line of James R. Field's property, of record in Deed Book 6580, page 203, R.O.D.C., Tennessee; thence, North 66 deg. 39' 10" East 296.00 feet to a stone; thence, North 15 deg. 48' 38" East 201.53 feet to an iron pin (set this survey) and also to the south margin of said road; thence, continuing with said road, South 59 deg. 36' 03" East 181.72 feet to an iron pin (set this survey); thence, with a curve to the left having a delta 02 deg. 30' 27" a radius of 4,594.22 feet, a tangent of 100.55 feet, and a length of 201.06 feet to an iron pin (set this survey); thence South 62 deg. 06' 30" East 20.00 feet to the point-of-beginning containing 217,912 square feet, or 5.00 acres more or less.

Being part of the same property conveyed to Walter J. Knight and wife, Lela B. Knight by deed from J. W. Holt and wife, Eddie Lee Holt of record in Book 1272, page 387, Register's Office for Davidson County, Tennessee; and the said Walter J. Knight died on March 17, 1987, at which time the said property became vested in Lela B. Knight.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant

"THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE GRANTEES."

that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable and except as appears of record.

And I, the GRANTOR, do further covenant and bind myself, my 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 23 day of March, 1990.

Lela B. Knight
LELA B. KNIGHT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELA B. KNIGHT, a widow, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of March, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Sophia R. Spencer
Affiant

Sworn to and subscribed before me, this the 23rd day of March, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

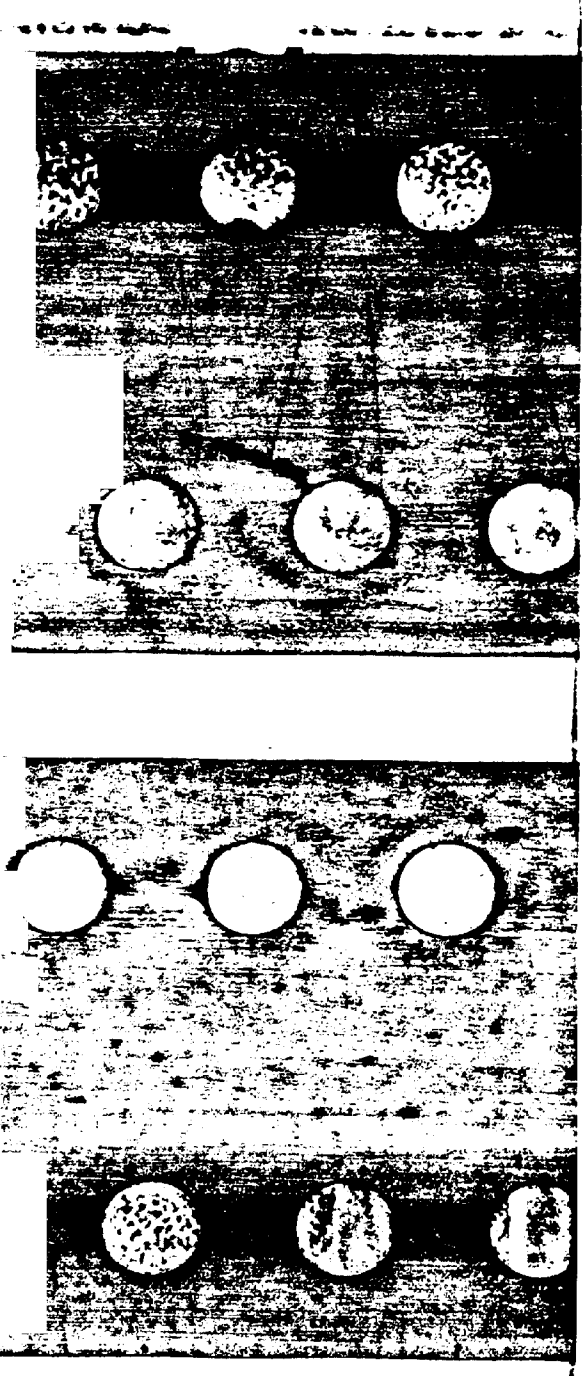
My Commission Expires: 12/29/93

IDENTIF. REFERENCE

MAR 26 10 20 AM '90

DAVIDSON COUNTY TN

13361



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

RECEIVED OF _____

FOR _____

BOOK 8072 PAGE 36

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

CAMT 25000.00
CON TX 82.50
PRFEE 1.00
MDEED 6.00
TOTAL 89.50
CHECK 89.50

03/26/90 01 10:20 0001 5458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11336 1

IDENTIF. REFERENCE

MAR 26 10 21 AM '90

DAVIDSON COUNTY TN.

No. 303883