BOOK 9873 PG 721

2613

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Harpeth Valley	[New Owner	]]
[Utilities District	[	] Map 128-000]
[P.O. Box 210319	[	] Parcel 069.00]
[Nashville, TN 37221-	[	]]
[0319	[	]]
[This instrument prepared by: Robert J. Notestine III Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[ ]		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Larry C. Spencer and Donald R. Northcutt (hereinafter the "Grantor's") have bargained and sold, and by these presents do transfer and convey unto Harpeth Valley Utilities District (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A TRACT OF LAND in the 8th, formerly the 12th Civil District of said County, described according to a survey made by S.H. Hutchinson, Surveyor, April 13, 1953, as follows:

BEGINNING in the center of Old Hickory Boulevard at a point of 302 feet northeast from the northeast corner of the property conveyed to John Holt and wife by deed from J.O. Eckhardt and wife, of record in Book 644, page 69, Register's Office for said County; thence south 85 deg. west 400 feet to a stake; thence north 15 deg. east 65 feet to a large elm tree; thence north 76 deg. east 312 feet to a point in the center of said Old Hickory Boulevard; thence with center of said Boulevard, south 14 deg. 30' east 20 feet, and south 39 deg. east 110 feet to the beginning.

Being the same property conveyed to Larry C. Spencer and Donald R. Northcutt by Deed from Doris L. Holt and husband, Wallace Holt of record in Book 7672, Page 476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property known as 415 Old Hickory Boulevard, Nashville, Tennessee 37209.

0127431
IDENTIF. ↑ REFERENCE

95 NOV 30 PM 2:39
FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN.

REC: 11/30 0101 03CHECK 64.30

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $15,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[30th day of November, 1995.]
[ ]
[Notary Public]
[My Commission Expires January 24, 1998]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of November, 1995.

LARRY C. SPENCER

DONALD R. NORTHCUTT

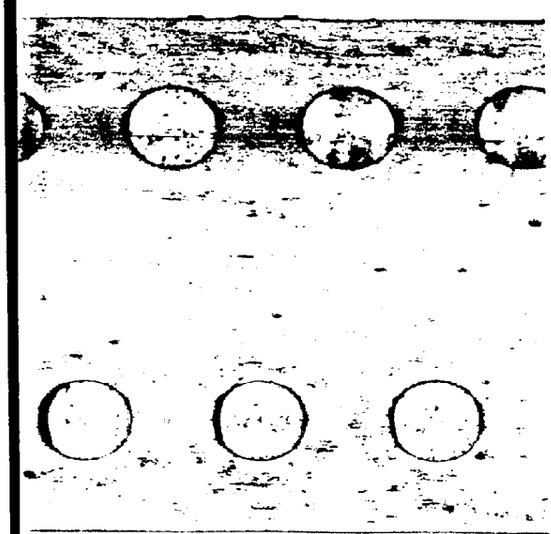
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Larry C. Spencer and Donald R. Northcutt**, the bargainors, 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 30th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: January 24, 1998



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9873 PG 723

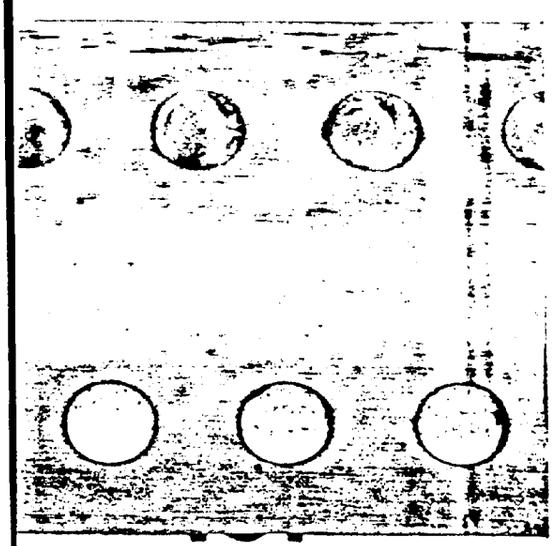
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

11/30/95 01 14:41 0001 3266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



012743

IDENTIF. ↑ REFERENCE

95 NOV 30 PM 2:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981778