BOOK 9890 PG 370

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SAMUEL L. SPENCER et ux	NEW OWNERS	P/O 16.00/15
3112 Ivy Point Rd.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, LELA B. KNIGHT, a widow, hereinafter referred to as Grantors, do hereby Quitclaim and convey unto SAMUEL L. SPENCER and wife, SOPHIA K. SPENCER, hereinafter referred to as Grantees, THEIR heirs and assigns, all HER right, title, and interest in and to the following described tract of land. in Davidson County, Tennessee:

Commencing on the southwesterly right of way of Ivy Point Road at the Northeasterly corner of the property now or formerly conveyed to "James R. Field", as of record in Deed Book 6580, page 203, R.O.D.C., Tennessee and being the most northwesterly corner of a 5.00 acre tract as being shown on a copy of a boundary survey of the "Knight Property" by R.L. Montoya Land Surveying, dated 3-14-90, Job No. 90-3-26; thence leaving said right of way and running along the northwesterly line of aforesaid 5.00 acre tract with the following three (3) calls, S 15 48' 38' W, 201.53 feet; thence S 66 39' 10" W, 296.00 feet; thence S 39 45' 00" W, 120.00 feet to the point of beginning of herein described tract; thence S 50 15' 00" E, 400.00 feet; thence S 44 06' 50" W, 1044 feet; thence N 77 26' W, 989 feet more or less; thence N 4 15' E more or less, 586 feet more or less; thence S 77 30' E more or less, 445 feet more or less; thence S 71 45' E more or less, 406 feet more or less; thence N 72 00' E more or less, 235 feet more or less; thence N 39 45' 00" E more or less, 464 feet more or less to the point of beginning.

Being part of the same property conveyed to Walter J. Knight and wife, Lela B. Knight by Warranty Deed of J. W. Holt and wife, Eddie Lee Holt, dated September 15, 1943, and of record in Book 1272, page 387, Register's Office of Davidson County, Tennessee. Walter J. Knight is now deceased. Property is now vested in Lela B.Knight as surviving Tenant by the Entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 1995 TAXES AND SUBSEQUENT YEARS.
2. ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
3. ANY PORTION OF THE PREMISES ENCOMPASSED WITHIN THE BOUNDS OF IVY POINT ROAD.

WITNESS MY HAND, THIS THE 12th DAY OF DECEMBER, 1995.

Lela B. Knight
LELA B. KNIGHT

9912 12/19 0101 03CHECK 8.00

0132663
IDENTIF. & REFERENCE

95 DEC 18 AM 9:57
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

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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, the within named bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 12th day of DECEMBER, 1995.

Dura Freeby Barnett
NOTARY PUBLIC

My Commission Expires: 3-21-98

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Samuel L Spencer
Affiant

Sworn to an subscribed before me this 12th day of DECEMBER, 1995.

My Commission Expires: 3-21-98

Dura Freeby Barnett
NOTARY PUBLIC

Please record &
Return to:

STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216