This Instrument Prepared By:

BK 1902 PG 364

Brenda Franks Hale, Attorney
HALE AND ~~HALE~~, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

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NEW OWNER:
John M. Spencer and wife,
Karen L. Spencer
2142 KIDD RD.
NOLENSVILLE, TN 37135

SEND TAX BILL TO:
SAME

MAP & PARCEL
Map 32
Parcel 2.07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Karen L. Spencer
AFFIANT

Sworn to and subscribed before me
this 15 day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

MAIL ENV.

99 SEP 23 AM 8:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0638550
CLERK'S REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES K. GUESS and wife, LUCYNTHIA D. GUESS,, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOHN M. SPENCER and wife, KAREN L. SPENCER, hereinafter called the "GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land being partially within the 17th Civil District of Williamson County, Tennessee, and partially within Davidson County, Tennessee, and bound in general by unknown on the north, McCanless on the east and west, and Kidd Road on the south, as follows:

Commencing at a point in the center of Kidd Road opposite an iron post, the southeast corner of Wheeler as described in Book 406, page 416, Register's Office, Williamson County; thence with said center line, South 89 degrees 23 minutes East 184.1 feet and South 82 degrees 25 minutes East 287.8 feet to the point of beginning; thence a new line, North 3 degrees 52 minutes East 1503.2 feet to an iron pin in a fence line; thence with said fence line, South 81 degrees 55 minutes East 150 feet to an iron pin; thence a new line, South 4 degrees 06 minutes West 1501.5 feet to the center of Kidd Road; thence with said center line, North 82 degrees 25 minutes West 143.9 feet to the point of beginning, containing 5.05 acres, more or less, according to a survey made by C. K. McLemore, dated December 28, 1987.

Being the same property conveyed to James K. Guess and wife, Lucynthia D. Guess by warranty deed from James Michael Hartman, Sr. and wife, Lisa Lynne Hartman of record in Book 1663, page 628, Register's Office for Williamson County, Tennessee and in Book 10843, page 150, Register's Office for Davidson County, Tennessee.

RECORDED 1999 SEP 23 08:30
10.00

PROPERTY MAY BE
LEGIBLE FOR PHOTOGRAPHIC RECORDING OR
OTHER PURPOSES WHEN
UNSATISFACTORY COPY WHEN RECEIVED

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

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AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Williamson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.
Map 32, Parcel 2.07.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This unimproved property is known as 5.05 acres Kidd Road, Nolensville, Tennessee 37135.

WITNESS our hands this 15 day of September, 1999 in Franklin, Tennessee.

James K. Guess

Lucynthia D. Guess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Guess and wife, Lucynthia D. Guess, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15 day of September, 1999.

Notary Public

My commission expires: 2/23/02

State of Tennessee, County of WILLIAMSON
Received for record the 16 day of
SEPTEMBER 1999 at 3:34 PM. (REC# 340394)
Recorded in official records
Book 1902 Pages 364- 365
Notebook 62 Page 470
State Tax $ 310.80 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 321.80,
Register of Deeds SADIE WADE
Deputy Register TARYN HOOTEN