FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Ellen M. Turley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2000.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2000.~~ 3/24/01

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200007170070399 Page: 1 OF 2
REC'D FOR REC 07/17/2000 3:04:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $301.55

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen M. Turley	Union Planters National Bank	43-4-45
(NAME)	(NAME)	
352 Keaton Ave.	P.O. Box 3137	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38173-0137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAROLD ANTHONY SPENCER AND WIFE, KIMBERLY J. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLEN M. TURLEY AND HUSBAND, ROBERT S. TURLEY ,

HEREINAFTER CALLED 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 in Davidson County, Tennessee, being Lot"S" on the unrecorded map showing the Subdivision of Lots Nos. 46 through 49 and 64 through 66 on the unrecorded plan of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, August 2, 1959, and further described according to a survey made by John Kohl, November 26, 1976, as follows:

Beginning at a point in the southwesterly margin of Keaton Avenue, 1,776.45 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence South 44 deg. 12' west, 148.5 feet to a point; thence North 46 deg. 29' West, 72 feet, to a point; thence North 41 deg. 50' east, 130.7 feet, to the margin ofKeaton Avenue; thence with the margin of said Avenue, South 59 deg. 21' East, 79.55 feet, to the point of beginning.

Being the same property conveyed to Harold Anthony Spencer and wife, Patty B. Spencer by deed from James D. Mitchell and wife, Rebecca K. Mitchell of record in Book 8054, Page 814, Register's Office for Davidson County, TN, further being the same property conveyed to Harold Anthony Spencer by Quitclaim deed from Patty B. Spencer of record in Book 8471, Page 837, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Kimberly J. Spencer joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Harold Anthony Spencer.

unimproved ☐

This is improved ☒ property, known as 352 Keaton Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of July, 2000.

Kimberly J. Spencer

Harold Anthony Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana Summarell, a Notary Public in and for said County and State, the within namedHarold Anthony Spencer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 14th day of July, 2000

Commission expires: November 25, 2000

Dana Summarell

Dana Summarell Notary Public

* and Kimberly J. Spencer
ds

AT LARGE
SON COUNTY, TENN.
My Commission Expires NOV. 25, 2000