This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Shelby H. Spencer
Affiant

Subscribed and sworn to before me this 10 day of JANUARY, 2003.

Rick J. Hahn
Notary Public

My Commission expires: 6-8-03

RICK J. HAHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This instrument was prepared by:
John R. Vermillion
5115 Maryland Way
Brentwood, Tennessee 37027

Address New Owner as Follows:
The Shelby H. Spencer Revocable Living Trust
2031 Union Hill Road
Goodlettsville, Tennessee 37072

Send Tax Bills to:
The Shelby H. Spencer Revocable Living Trust
2031 Union Hill Road
Goodlettsville, Tennessee 37072

Map-Parcel Numbers:
Map 16 - Par 68

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SHELBY H. SPENCER, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, transferred and conveyed and does hereby bargain, sell, transfer and convey unto THE SHELBY H. SPENCER REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A piece of land in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of The Union Hill Road at the south end of a line fence with an iron stake marker in the southerly margin of said Road, a corner to Arthur Binkley et al and H. D. Wheeler and the northeast corner of this land, thence with the line of said Wheeler South 1° 45′ west, 602 feet to an iron pin, a corner in the line of said Wheeler; thence with the line of said Wheeler north 85° 00′ west, 887.5 feet to a point in the center of aforesaid Road, said point being 11.5 feet east of said Wheeler's and Binkley et al's corner, a corner to Binkley et al in the line of aid Wheeler; thence with the center of said Road and the line of said Binkley et al as follows; north 66° 25′ east 75′ feet; north 59° 20′ east 900 feet; north 61° 40′ east 72 feet to the beginning, containing 6.07 acres more or less and being the south easterly portion of the real estate conveyed by Rowens Hailey, County Court Clerk to Arthur Binkley by a deed of record in the Register's Office for Davidson County, Tennessee, in Deed Book 523, page 538. The said Arthur Binkley conveyed an undivided one-half interest in said real estate to Mrs. Lillian Spencer by a deed of record in said Register's Office in Deed Book 2884, page 255.
Being a part of the property listed as tract 2 in a deed of record in book 2884, page 255 wherein James Arthur Binkley, unmarried, conveyed to Mrs. Lillian Spencer a life interest in said property, RODC.

Source of Grantor's interest is a Warranty Deed recorded in Book 4006, Pages 377-378 Register's Office of Davidson County, Tennessee.

The above described property is □ improved □ unimproved property.

Davidson County DEEDWARR
Recvd: 01/28/03 10:10 2pgs
Fees:12.00 Taxes:0.00
20030128-0011391

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 10 day of JANUARY, 2003.

Shelby H Spencer

SHELBY H. SPENCER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY H. SPENCER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville, Tennessee, this 10 day of JANUARY, 2003.

Notary Public, State of Tennessee
My Commission expires: 6-8-3.

NOTARY PUBLIC AT LARGE