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.

Notary Public

My Commission expires: 6-8-

NOTARY PUBLIC AT LARGE

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 - Pars. 28 & 65.

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:

Lying and being situated in Davidson County, on the Joelton to Goodletsville Road in the 10th Civil District of said County, and being more particularly described as follows:

Beginning at a stake, the South West corner of Tract No. 1, thence South 89 East 300 feet to a stake; thence North 1.50 East 3012 feet to a stake; thence North 78 West 210 feet to a stake; thence South 2.30 West 2075 feet to a stake; thence South 74.30 West 134 feet to a stake; thence South 8 East 276 feet to a stake; thence South 10.30 West 100 feet to a stake; thence South 6.30 West 260 feet to a stake; thence south 2.30 West 392 feet to the point of beginning containing 16 acres more or less.

The is the same property conveyed to W. T. Spencer and wife, Lillian Spencer by deed from William Y. Binkley and wife, Louise C. Binkley, of record in Book 1247, page 264, R.O.D.C., Tennessee. In that conveyance a life estate was reserved in G. T. Binkley and wife, Fannie Binkley, both of whom have since deceased.

The grantor in this instrument, George Thomas Spencer, inherited the property herein described from his father, W. T. Spencer, who died February 10, 1970, intestate, leaving said George Thomas Spencer, his only child and his spouse, Lillian Frances Spencer, as his sole heirs at law, and the estate of W. T. Spencer was admitted to probate in the Probate Court of Davison County, Tennessee on June 4, 1970. Said George Thomas Spencer inherited his mother's interest in the land described herein when his mother Lillian Frances Spencer, died on May 7, 1970 in Nashville, Davidson County, Tennessee, testate, leaving her only child, George thomas Spencer, as her sole heir and beneficiary at law and under said will, and which will was probated in the Probate Court of Nashville, Davidson County, Tennessee, on June 3, 1970.

Davidson County DEEDWARR
Recvd: 01/28/03 10:11 2pgs
Fees:12.00 Taxes:0.00
20030128-0011393

Source of Grantor's interest is a Warranty Deed recorded in Book 4577, Pages 386-387 Register's Office of Davidson County, Tennessee.

The above described property is ☐ improved ☐ unimproved property.

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