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

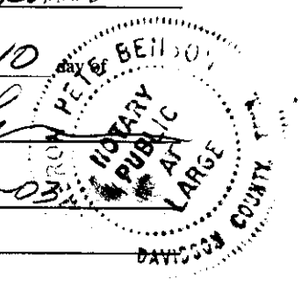
The actual consideration for this transfer is $-0-.

Shelby H Spencer
Affiant

Subscribed and sworn to before me this 10 day of January, 20 03.

James L Peterson
Notary Public

My Commission expires: 10-25-03



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. 25 & 62 & 31

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:

Tract I:

Being land located on the Joelton to Union Hill Road, in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone, Ada C. Binkley's S.E. Corner, in tract No. 4; thence N. 3 E 191 poles to a stone; thence S. 87 E 35 poles to a stone; thence 3 W 180 poles to a stone; thence S. 89 3/4 W 35 poles to the point of beginning, containing 41.50 acres more or less.

This is the same property conveyed to Mrs. Lillian Spencer by deed from James Arthur Binkley of record in Book 2882, page 255, R.O.D.C.

This property is subject to the life estate of James Arthur Binkley, an unmarried person.

Tract II:

A tract of land in the 10th formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by J. A. Binkley, surveyor, April 17, 1920 and of record in Book 421, page 156, R.O.D.C., Tenn. and described as follows:

Beginning at an iron pin at the southweast corner of this tract and running thence with the south line of same, north 86½ degrees west 54-4/5 poles to a chestnut stump; thence west 69 poles; thence north 3 degrees East 112-2/5 poles to a locust post 3 beech pointers in an old road; thence with said road as follows: South 78 degrees East 49-4/5 poles to a stone; south 65 degrees East 17-3/5 poles; south 45 degrees east 4 poles; south 72 degrees East 12 poles;

Davidson County DEEDWARR
Recvd: 01/28/03 10:11 2pgs
Fees:12.00 Taxes:0.00
20030128-0011394

south 64 degrees East 8 poles; south 55 degrees East 4 poles; south 78 degrees East 8 poles; south 68 degrees East 8 poles; south 52½ degrees East 8 poles; South 85 degrees East 9-1/5 poles to a stone; running thence south 3½ degrees West 7-4/5 poles to a stone, formerly white oak; thence south 2 degrees West 66 poles to the beginning, containing 72 acres, more or less. Included in the description of Tract II but excluded from this conveyance is a tract of land heretofore conveyed to G. T. Binkley and subsequently by him or others conveyed to Mrs. Lillian Spencer, and husband W. T. Spencer.

This is the same property conveyed to Mrs. Lillian Frances Spencer by deed from James Arthur Binkley, an unmarried man, of record in Book 2884, page 255, R.O.D.C.

This property is subject to a life estate of James Arthur Binkley, an unmarried man.

The grantor in this instrument, George Thomas Spencer, inherited the property described herein form his mother Lillian Frances Spencer, who 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 for Nashville, Davidson County, Tennessee, on Jun 3, 1970

Source of Grantor's interest is a Warranty Deed recorded in Book 4577, Pages 371-372 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: 10-25-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN