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-.

x Shelby H Spencer
Affiant

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

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. 26 & 63 Tsi

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 tract of land in the 10th, formerly the 22nd, civil District of Davidson County, Tennessee, and being Lot No. 6 on the Plan of the Subdivision of the Lands of Mrs. S. E. Binkley, deceased, not of record, described as follows:

Beginning at a pk nail in the center of Union Hill Road, 25 feet south of a concrete monument, the southeast corner of the Binkley Cemetary, at the northerly margin of Union Hill Road; thence from the said pk nail, following the center of Union Hill Road, N 87° 6′ 38″ W 100 ft. to another pk nail; thence leaving the center of Union Hill Road, N 9° 33′ 20″ E 156.0 ft. to a concrete monument; thence continuing around said cemetary N 67° 26′ 40″ W 220 ft. to a concrete monument; thence N 22° 38′ 20″ E 196.0 ft. to a concrete monument; thence S 78° 41′ 40″ E 306.1 ft. to a concrete monument; thence leaving said cemetary along a fence N 12° 33′ 40″ # 1610.02 ft. to a fence corner; thence N 11° 51′ E 684.56 ft. to a chisseled "X" on the top of a rock; thence N 77° 49′ 10″ W 595.84 ft. to the northeast corner of Lot No. 5; thence in a southwesterly direction between Lots No. 5 and 6, approximately 3,150 ft. across Union Hill Road to an old axle; thence S 78° 16′ 40″ E 636.03 ft. to a fence line; thence N 10° 44′ E 472.43 ft. to the center line of Union Hill Road to the point of beginning and containing approximately 40 acres, more or less.

Being part of the same property conveyed to Susan Evelyn Binkley from S. M. Wingo of record in Book 204, page 556, the said Susan Evelyn Binkley having died and her heirs at law having quitclaimed their interest in this tract to Georgia Binkley of record in Book 737, page 498, and the said Georgia Binkley having conveyed this property to Margaret Sue Elizabeth Spivey, now Margaret Sue Ellmore, of reocrd in Will Book 57, page 82, Register's Office for

Davidson County DEEDWARR
Recvd: 01/28/03 10:12 2pgs
Fees:12.00 Taxes:0.00
20030128-0011396

Davidson County, Tennessee. Alfred Ellmore joins in this conveyance for whatever interest he may have.

There is an easement for Union Hill Road which crosses the property.

Source of Grantor's interest is deed recorded in Book 5517, Pages 854-855 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 10th day of January, 2003.

Notary Public, State of Tennessee
My Commission expires: 10-[illegible]