# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001 (AFFIX SEAL)

My Commission Expires March 24, 2001

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

Cmail

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sam Gambrell, III (NAME) | Regions Mortgage, Inc. (NAME) | Map 95-5 |
| 247 Lisa Lane (ADDRESS) | 315 Union Street (ADDRESS) | Parcel 90 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Nashville, TN 37201 (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, Daniel Lee Spence and wife, Tina C. Spence

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

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 No. 49, on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot 49 fronts 88 feet on the easterly side of Lisa Lane and runs back 217.6 feet on the northerly line and 264.06 feet on the southerly line to a dead line on which it measures 119.8 feet.

Being the same property conveyed to Daniel Lee Spence and wife, Tina C. Spence by deed from Dave A. Foster, Jr. and wife, Carol Foster, of record in Book 8372, page 857, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to: 1998 Davidson County Taxes, a lien not yet due and payable and all subsequent years, Subject to Avigation Easement and Contract of record in Book 8372, page 855; Declaration of Covenants, Conditions and Restrictions of record in Book 1786, page 621, Book 2876, page 599 and in Book 2879, page 441, and subject to all matters as shown on the Plan of record in Book 2663, pages 114 and 115, all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ( )
This is improved ( X ) property, known as 247 Lisa Lane, Nashville, Tennessee 37210
(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 and 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 our hand S this 14th day of September 19 98

Daniel Lee Spence

Daniel Lee Spence

Tina C. Spence

Tina C. Spence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel W. Spence and wife, Tina C. Spence

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of September 19 98.

Commission expires March 24, 2001

Notary Public

MARY SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires March 24, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. + REFERENCE 0489928

98 SEP 21 AM 10:18

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.



3005 09/21 0101 03CHECK 366.20

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11119 PAGE 327

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 366.20
CHECK 366.20

09/21/98 01 10:17 0001 3005

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0489928
IDENTIF. ↑ REFERENCE

98 SEP 21 AM 10:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1348368