0561210

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 40775
Dav. Co. File: Box 8

99 MAR 15 PM 1:05

REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

BOOK 11384 PG. 453

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William D. Spencer Gwyn T. Spencer 120 Wentworth Avenue Nashville, Tennessee 37215	Cendant Mortgage Corporation 6000 Atrium Way Mt. Laurel, New Jersey 08054

TAX MAP-PARCEL NUMBERS: 116-16-B-026

WARRANTY DEED

8694 03/15 0101 03CHECK 1518.75

FOR AND IN CONSIDERATION of the sum of **$ 407500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Cowan and spouse, Lucille A. Cowan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Spencer and spouse, Gwyn T. Spencer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Second Revision, The Iroquois of Nashville of record in Plat Book 6900, pages 61 & 62, amended in Book 8475, page 511, by Surveyors Certificate of Correction, Register's Office for said County.

SAID Lot No. 26 fronts 88.00 feet on the easterly margin of Wentworth Avenue and extends back 140.00 feet on the northerly line and 89.25 feet on the southerly line to a dead line in the rear, measuring 82.54 feet thereon.

BEING the same property conveyed to David M. Cowan and wife, Lucile A. Cowan by deed from Wolfgang E. Sauerman and wife, Kathryn K. Sauerman of record in Book 9211, page 729, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 61 & 62 as corrected by Surveyors Certificate of Correction of record in Book 8475, page 511, said Register's Office, which Plan shows a 25 foot minimum building setback line from Wentworth Avenue together with a designated building site as amended in Book 8881, page 412 and a 10 foot easement for public utility purposes along the westerly front and northerly side lines of said lot and a 12 foot joint driveway easement along the northerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243 as amended in Book 6820, page 732 and further amended in Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Subject to Storm Water Detention Agreement of record in Book 6400, page 650, said Register's Office; Mortgage Loan Inspection by John Kohl & Co., P.C. dated March 3, 1999 discloses that the brick columns encroach over the rear lot line, the concrete drive encroaches over the 10' public utility easement, and the house violates the building envelope.

This is improved property, known as: 120 Wentworth Avenue, Nashville, Tennessee

37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 1999.

David M Cowan
David M. Cowan

Lucille A. Cowan
Lucille A. Cowan

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State of Tennessee
County of Davidson

On this 12th day of March, 1999, before me the undersigned authority, personally appeared **David M. Cowan** and **Lucille A. Cowan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 407500.00

Wilbur D Spencer
Affiant

Sworn and subscribed before me on the 12th day of March, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11384 PG. 455

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05210

CAMT
407500.00
CON TX 1507.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1518.75
CHECK 1518-75

03/15/99 01 13:05 0001 8694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437825