WARRANTY DEED

BOOK 11406 PG. 112

TCE-CASH-99-1215

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 3/25/00
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires MAR. 25 2000

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy., #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven W. Spencer	~~Not Applicable~~ Same	76-31
(NAME)	(NAME)	
Lot 31, Chandler Road		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(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, Modern Adjustments Bureau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven W. Spencer and wife, Jennifer M. Spencer

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:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 according to an unrecorded survey by R.M. Dishner dated February 25, 1967, as follows:

Beginning at a spike by others in the centering of Chandler Road, said point being 1.7 miles, more or less east of Old Hickory Boulevard and the northwesterly corner of the property described in deed of record in Book 4045, page 619, Register's Office, Davidson County, Tennessee; thence with the centerline of Chandler Road as fffollows North 79 deg. 4' E. 242.5 feet; thence N. 84 deg. 94 e. 194.4 feet to a nail cap in said road; thence leaving said road with the line between No. 1 and Lot No. 2 of said survey S. 7 deg. 30' W. 494.9 feet to an iron pin, and continuing 30 feetto a point in Stoner's Creek; thence N. 56 deg. 31' W. with centerline of said creek 175 feet to a point; thence N. 22 deg. 31' W. with centerlineof said creek 117.5 feet to a point: thence N. 65 deg. 51' W. with centerline of said creek 194.5 feet to a point; thence leaving said creek N. 1 deg. 47' E. with fence 27.5 feet to an iron pin by others, and continuing 142.5 feet with the fence to the point of beginning, and containing 3.20 acres more or less.

Being the same property conveyed to Modern Adjustments Bureau by deed from Tony Eugene Churchman, etux Linda Diane Churchman of record in Deed Book 4725, page 24, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is unimproved (X) improved ( ) property, known as Lot 31, Chandler Road, Hermitage, Tennessee 37076
(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 my hand this 19th day of March 19 99

Modern Adjustments Bureau
By: Ronnie L. Burnett
Ronnie L. Burnett, President

RLB

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ronnie L. Burnett and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Modern Adjustments Bureau the within named bargainor, and corporation, and that he as such President 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 Ronnie L. Burnett as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tn 37076 on this the 19th day of March 19 99 .

My commission expires 5/25/01

_____
Notary Public

MELISSA D. ROGERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

IDENTIFICATION/REFERENCE

99 MAR 30 AM 10:39

REGISTER
DAVIDSON COUNTY, TN.

056713882

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130

MARY FRANCES RUDY
ATTORNEY - AT - LAW

- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

122.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11406 PG. 114

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	

0567382

IDENTIFICATION/REFERENCE

99 MAR 30 AM 10:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CO VT	30000.00
CO TX	111.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

03 30 99 01 10:38 0001 5246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444307