BOOK 11735 PAGE 180

Recorded by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

TN II285

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 102,900

Rebecca Montgomery
Affiant

Subscribed and sworn to before me this 29th day of October 1999.

JOHN PEACOCK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My commission expires:

Notary Public

My Commission Expires
July 23, 2003

WARRANTY DEED

E857 11/08 0101 03CHECK 395.73

Address of New Owner & Send Tax Bills to:	**Prepared By:** Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
804 RED FERN COURT MADISON, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no.

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BILL DORRIS AND R. B. HUFFINE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

EDWARD H. SPICKARD AND WIFE, PATRICIA A. SPICKARD

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 804 RED FERN COURT, MADISON, TN

06551 10

CROSS REFERENCE

99 NOV -3 AM 11:50

RECEIVED
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of October, 1999.

Bill Dorris

BILL DORRIS

R. B. Huffine, by Bill Dorris

R. B. HUFFINE

State of Tennessee
County of DAVIDSON

On this 29th day of October, 1999, before me personally appeared BILL DORRIS and BILL DORRIS FOR R.B. HUFFINE to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be HIS free act and deed.

Witness my hand and official seal,
My Commission expires:

JOHN PEACOCK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 23, 2003

John Peacock
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description.

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Shannon Place Subdivision, Section 1, as of record in Book 11190, Page 55, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Bill Dorris and R. B. Huffine by deed from Charles E. Rhoten and wife, Carole Rhoten of record in Book 11467, Page 171, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 804 Red Fern Court, Madison, TN 37115

BOOK 11735 PAGE 182

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11735 PAGE 183

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

0655110

REFERENCE

99 NOV -8 AM 11:50

REGISTER
DAVIDSON CO. TN.

CAMT
102900.00
CON TX 380.73
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 395.73
CHECK 395.73

11/08/99 01 11:53 0001 8857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536583