Instr:200001270008949 Page: 1 OF 3
REC'D FOR REC 01/27/2000 1:28:12PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $429.20

WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 00

Notary Public

MY COMMISSION EXPIRES: 5/20/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT SPENCER, UNMARRIED	AMERICA'S WHOLESALE LENDER	102-4-112
(NAME)	(NAME)	
6472 THUNDERBIRD DRIVE	4500 PARK GRANADA	08DA-32979
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	CALABASAS, CA 91302-1613	
(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, ERNEST H. MATHIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT SPENCER, UNMARRIED AND MICHELLE PATTON, 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. 1114, on the Plan of CHARLOTTE PARK, SECTION 19, as of record in Book 3600, page 83, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 1114 fronts 87.2 feet on the northwesterly margin of THUNDERBIRD DRIVE and extends back 189.8 feet on the northeasterly line and 127.6 feet on the southwesterly line to a broken line in the rear, measuring 119.73 feet thereon.

BEING the same property conveyed to ERNEST H. MATHIS AND WIFE, PAULINE MATHIS, by deed from Justin Greer Tidwell, Jr., Unmarried, of record in Book 8730, page 336, Register's Office for DAVIDSON County, Tennessee. The said PAULINE MATHIS has since died and is survived by husband, ERNEST H. MATHIS.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 6472 THUNDERBIRD DRIVE, NASHVILLE, TN 37209
(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 7th day of January, 19 00

Ernest H Mathis
ERNEST H. MATHIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST H. MATHIS, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____, Tennessee, this 7th day of January, 19__.

Commission expires _____

I. DYKE TATUM
Notary Public

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

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000466

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1114 on the Plan of Charlotte Park, Section 19, as of record in Book 3600, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 1114 fronts 87.2 feet in the northwesterly margin of Thunderbird Drive and extends back 189.8 feet on the northeasterly line and 127.6 feet on the southwesterly line to a broken line in the rear, measuring 119.73 feet thereon.

Being the same property conveyed to Ernest H. Mathis and wife, Pauline Mathis by Warranty Deed from Justin Greer Tidwell, Jr., single, dated 9/16/92, of record in Book 8730, page 336, Register's Office for Davidson County, Tennessee.

Property Address:
6472 Thunderbird Drive
Nashville, Tennessee 37209

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 2 page(s)