WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES
FILE BOX "7"
SP39053

Instr:200006290064928 Page: 1 OF 2
REC'D FOR REC 06/29/2000 4:02:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $551.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Jan Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: SEPT. 23, 2000

(AFFIX SEAL)

JAMES S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney J. Spiceland	Franklin American Mortgage Company	104-5-144
(NAME) 3707 Murphy Road	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(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, J. Steven St. John and wife, Monica Slay St. John, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COURTNEY J. SPICELAND, 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 #4 on the Map of the Richland Realty Co.'s Subdivision of Lots Nos. 328, 329 and 356 in West Lawn Subdivision, as of record in Book 421, page 79, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the Southerly side of Murphy Road and runs back 183 feet on the East line and 205-5 feet on the West line, to an alley, and shows 55 feet on said alley.

Being the same property conveyed to J. Steven St. John and wife, Monica Slay St. John by deed from H. B. Hawkins and wife, Annie Julia Hawkins of record in Book 7830, page 801, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3707 Murphy Road, 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/our hand(s) this 15th day of June, 2000.

Monica Slay St. John

J. Steven St. John

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 J. Steven St. John and wife, Monica Slay St. John the bargainors, 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 this 15th day of June 2000.
My Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2002

File Number200006056
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027