14126-10
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 14:20 3pgs
Fees:15.00 Taxes:284.90

20010507-0046916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TWON A. COLLINS	COUNTRYWIDE HOME LOANS, INC.	Map 119-11
(NAME)	(NAME)	
32 East Thompson Lane	4500 Park Granada	Parcel 159.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasa, CA 91302-1613	6DA-32663
(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, MARTIN R. SPEARS AND WIFE, KATHERINE SPEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TWON A. COLLINS, 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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING the same property conveyed to Martin R. Spears, Unmarried by Deed from Rebecca A. Larsen and husband, David Massengale, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 199912210305765.

THIS conveyance is subject to restrictive covenants of record in Book 2548, Page 299, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

KATHERINE SPEARS, spouse of the above named MARTIN R. SPEARS, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of KATHERINE SPEARS pursuant to a Power of Attorney executed by same on the 27th day of April, 2001, and being filed for record simultaneously herewith. 20010507 0046915

unimproved ( )
This is improved (X) property, known as 32 East Thompson Lane, Nashville, TN 37211
(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 our hand s this 30th day of April, 2001

MARTIN R. SPEARS

Katherine Spears by [signature] atty in Fact
KATHERINE SPEARS

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 _____ .

Commission expires _____ _____
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, a _____ , 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 _____, 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 _____.

My commission expires _____ _____
Notary Public

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 MARTIN R. SPEARS, 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 office at Nashville, Tennessee, this 30th day of April, 2001.

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 5/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2001, before me personally appeared MARTIN R. SPEARS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHERINE SPEARS and acknowledged that he executed the same as the free act and deed of said KATHERINE SPEARS.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 5/27/01

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Thompson Lane Park, of record in Plat Book 2331, page 138, Register's Office for said County, described as follows:

Beginning at a point in the present right-of-way of Thompson Lane, in the line between Lots 6 and 7 on said plan; thence with present right-of-way of Thompson Lane, as follows: southwesterly 74 feet to a point; thence northwesterly 6 feet to a point; thence southwesterly 46 feet to a point; thence southeasterly 6 feet to a point; thence southwesterly 21 feet to a point in the line between Lots 7 and 8; thence with the line between Lots 7 and 8, northwesterly 222.5 feet to a point in the southeast line of Lot No. 12; thence with the line between part of Lots 12, 13, and Lot 7, northeasterly 113 feet to the common corner of Lots 6 and 7 on said Plan; thence with the line between said lots, southeasterly 242.9 feet to the point of beginning.