Davidson County DEEDWARR
Recvd: 06/12/01 10:25 2pgs
Fees:10.00 Taxes:0.00

20010612-0061690

BK 1280 PG 386

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Johnny Michael Spencer Karen Lynn Spencer 2142 Kidd Road Nolensville, TN 37135	Fleet Mortgage Corp Attn: Tax Dept. 783 Old Hickory Blvd Ste 301 Brentwood, TN 37027	MAP and PARCEL 32-2.06

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael Rogers and Deborah Rogers, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Johnny Michael Spencer and Karen Lynn Spencer, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, being more particularly described as follows, to wit:

Being a tract partially within the Seventeenth Civil District of Williamson County, Tennessee and partially within Davidson County, Tennessee, bound in general by unknown on the north, Kidd Road on the south and McCanless on the east and west, and shown as Tract No. 3 on a survey made by C.K. McLemore, dated December 28, 1987, described as follows:

Commencing at a point in the center of Kidd Road opposite an iron post at Wheeler's southeast corner as recorded in Book 406, Page 416, Register's Office for Williamson County, Tennessee; thence with said centerline, south 89 degrees 21 minutes east 184.1 feet and south 82 degrees 25 minutes east 431.7 feet to the point of beginning, thence a new line, north 4 degrees 06 minutes east 1501.5 feet to an iron pin in a fence line, thence with said fence line, south 81 degrees 55 minutes east 150.0 feet to an iron pin, thence a new line, south 4 degrees 20 minutes west 1499.8 feet to the center of Kidd Road, thence with said centerline, south 82 degrees 25 minutes east 143.9 feet to the point of beginning and containing 5.05 acres, more or less.

Being the same property conveyed to Michael Rogers and wife, Deborah Rogers by deed from James C. McCanless and wife, Barbara Jean McCanless, of record in Book 0758, Page 751, Register's Office for Williamson County, Tennessee.

This is property with a common address of 2142 Kidd Road, Nolensville, TN 37135.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $170,000.00

Johnny Michael Spencer
Affiant

Subscribed and sworn before me this 4th day of April, 1995.

Dawn Eubanks
Notary Public

My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **April, 1995**.

Michael Rogers
Michael Rogers

Deborah Rogers
Deborah Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Michael Rogers and Deborah Rogers, husband and wife** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **4th** day of **April, 1995**.

Dawn Erickson
Notary Public
My Commission Expires: 1-28-98

File No. 9503-097

State of Tennessee, County of WILLIAMSON
Received for record the 10 day of
APRIL 1995 at 8:03 AM. (RECH 131698)
Recorded in official records
Book 1280 Page 386- 387
Notebook 54 Page 240
State Tax $ 629.00 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 638.00,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS