Davidson County DEEDWARR
Recvd: 08/08/01 08:49 2pgs
Fees:13.00 Taxes:481.00

20010808-0085059

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00
Cassandra Spurlock
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July, 2001.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert & Cassandra Spurlock	America's Wholesale Lender 4500 Park Granada Calabasaa, CA 91302-1613	Part of Map 17.00 Parcel 57.00

For and in 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,

Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Herbert Spurlock and wife, Cassandra Spurlock

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:

SITUATED IN THE 10TH CIVIL DISTRICT OF SAID COUNTY AND STATE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 OF THE JAMES PRESTON SKAGGS PROPERTY OF RECORD IN PLAT INSTRUMENT NUMBER 20010426-0041343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES PRESTON SKAGGS AND WIFE, SADYE WAGGONER SKAGGS, BY DEED FROM J. J. BOWERS AND WIFE, MATTIE BOWERS, OF RECORD IN BOOK 2085, PAGE 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID SADYE WAGGONER SKAGGS HAVING PREDECEASED JAMES PRESTON SKAGGS. SAID PROPERTY THEN VESTED IN PEGGY LOUISE SKAGGS BUSH, MYRNA FAYE SKAGGS BALDOCK AND SHIRLEY SUE SKAGGS LOCKHART BY WILL OF JAMES P. SKAGGS FILED IN WILL BOOK 211, PAGE 610, OFFICE OF THE PROBATE COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MYRNA FAYE SKAGGS BALDOCK AND SHIRLEY SUE SKAGGS LOCKHART, BY QUITCLAIM DEED FROM PEGGY LOUISE SKAGGS BUSH AND HUSBAND, HUGH C. BUSH, II, DATED MARCH 17, 1998, AND OF RECORD IN BOOK 10846, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Instrument Number 20010426-0041343, Register's Office for Davidson County, Tennessee, including but not limited to a 20 foot easement for utilities and drainage purposes along the front of said lot, and a 10 foot easement for drainage purposes along the west side of said lot.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: Lot 1, 5530 Lickton Pike, Goodlettsville, TN 37072
(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 2nd day of July, 2001.

Myrna Faye Skaggs Baldock
Myrna Faye Skaggs Baldock

Shirley Sue Skaggs Lockhart
Shirley Sue Skaggs Lockhart

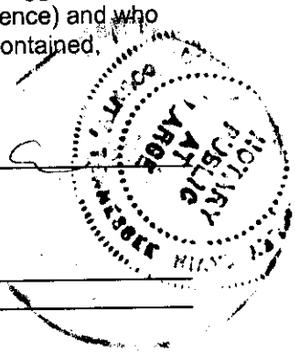
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2001.

Susan Frensley
NOTARY PUBLIC

My Commission Expires: 1-26-2003



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076