WARRANTY DEED

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

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,630.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 24th 2001

Notary Public

MY COMMISSION EXPIRES:. My Commission Expires 7/30/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Saint Jr. and Janice F. Saint	SAME	114-00-0-004.00
(NAME)	(NAME)	
7662 Old Charlotte Pike	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAME	
(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, JOHN MICHAEL SPENCE JR. A RESIDUARY BENEFICIARY FOR THE ESTATE OF EDITH MAE SPENCE AND JANICE FAYE SAINT, EXECUTOR AND/OR PERSON REPRESENTATIVE OF THE ESTATE OF EDITH MAE SPENCE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. SAINT JR AND WIFE, JANICE F. SAINT, 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

This is improved ☒ unimproved property, known as 7662 Old Charlotte Pike, 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 our/my hands this September 24th 2001.

Davidson County DEEDWARR
Recvd: 10/01/01 09:50 2pgs
Fees:13.00 Taxes:187.33
20011001-0105430

John Michael Spence, Jr. a residuary beneficiary for the Estate of Edith Mae Spence

Janice Faye Saint, Executor and/or personal representative of the Estate of Edith Mae Spence

James H Saint Jr

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared John Michael Spence, Jr. a residuary beneficiary for the Estate of Edith Mae Spence and Janice Faye Saint, Executor an/or personal representative of the Estate of Edith Mae Spence, James H. Spence Jr. and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 24 Sept, 2001.

Commission expires:

My Commission Expires 7/30/05

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

File No.: 11004037

EXHIBIT A

Being part of two tracts in the Eight formerly the 12th Civil District of Davidson County, Tennessee the first tract being Lot No. 5 on the plan of the Division of land of William Gower as of record in Book "E" page 487, and the second tract beginning at the east line of the Jordan Property as of record in Deed Book 1536, page 451, and Deed Book 1278, page 156, Register's Office of Davidson County, Tennessee, described according to a survey made by Ralph Lambert & Son Surveyors 11/6/76 as follows:

Beginning at a stake 12 feet from the metal barn on the Southeast corner and running 290.0'. 585deg. E to a point 588.72 feet N 2deg. 29min. 28sec. E and then 490.0 feet N 85deg. W to a point and 630.0 feet S 16deg. E back to a stake 12 feet from the metal barn.

There is specifically excluded from is a portion of property conveyed and described in Deed Book 9594, page 365.

Being a portion of the same property conveyed to Edith Spence, by Deed from Janice Faye Saint and John Michael Spence, Jr. of record in Book 9594, page 365 dated 2/13/95 and recorded 2/13/95 and by Deed from John M. Spence and wife, Edith Spence dated 3/3/77, recorded 3/4/77 in Book 5120, page 766, Register's Office for Davidson County, Tennessee. Edith Spence died testate on January 19, 2001, a resident of Davidson County Tennessee, and her Last Will and Testament , naming Janice Faye Saint as the Executrix was admitted to probate by the Probate Court of Davidson County, Tennessee on April 18, 2001 at No. 01P-580.
Property Address:
7662 Old Charlotte Pike
Nashville, Tennessee 37209