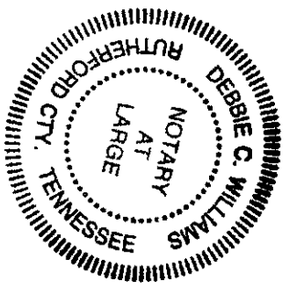
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-20-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 12/04/01 17:01 2pgs
Fees:13.00 Taxes:269.73

20011204-0133292

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick J. Baudler	1st Trust Bank for Savings	Map: 120
(NAME) 1231 Saturn Drive	(NAME) P.O. Box 17257	Group: 1
(ADDRESS) Nashville, TN 37217	(ADDRESS) Memphis Tennessee 38187-0257	Parcel: 114
(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, Paul E. Spires, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nick J. Baudler, an unmarried man , 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:

Being Lot No. 176 on the Map of Stardust Avenue, of record in Book 1424, page 92 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul E. Spires, unmarried by deed from Clyda Joyce Sharpe Smith and husband, Lloyd Smith of record in Deed Book 10578, page 285, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1424, Page 92, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1231 Saturn Drive, Nashville, TN 37217

(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 29th day of November, 2001.

Paul E. Spires by Michael Bannister, atty-in-fact

Attorney in Fact

STATE OF Tennessee
COUNTY OF Rutherford

On this the 29th of November, 2001, before me personally appeared Michael Bannister, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul E. Spires, and who acknowledged that he executed the same as the free act and deed of the said Paul E. Spires by virtue of that Power of Attorney, duly executed by the said Paul E. Spires and appearing of record in Book *, page 200112040133291, of Register's Office of Rutherford County, Tennessee.

Witness my hand and official seal at Cumberland Title, Smyrna, this 29th of November 2001

My Commission Expires: 3-20-05

Notary Public

File Number2111438
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167

RUTHERFORD CTY. TENNESSEE NOTARY AT LARGE DEBBIE C. WILLIAMS