WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/01 08:22 2pgs
Fees:13.00 Taxes:325.23

20011213-0137473

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/$ 87,900.00

x Keith D. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2001

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Spencer (NAME)	New Owner (NAME)	80 7
3356 Hospital Lane (ADDRESS)	(ADDRESS)	111
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA 65575

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, Shirley A Johnson fka Shirley A and husband, Joe A Johnson, Pirtle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith D. Spencer and wife, Carolyn Spencer

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 445 on the Plan of Bordequx Hills Subdivision, Section 9 as of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.

Being the same property conveyed to Shirley A Pirtle by deed from Randall Phillips Builders Inc dated 6/9/71 of record in Book 4510, page 57, Register's Office for Davidson County, Tennessee.

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

Shirley A Pirtle and Shirley A Johnson being one and the same person.

Joe A Johnson herein joins to convey any and all rights and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 3356 Hospital Lane, Nashville, Tennessee 37218
(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 7th day of December, 2001

Shirley A. Johnson fka Shirley A Pirtle

Joe A Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Pirtle, a Notary Public in and for said County and State, the within named Shirley A Johnson fka Shirley A Pirtle and husband, Joe A Johnson,

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 7th day of December, 2001.

Commission expires 3-27-04

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, and corporation, 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 corporation, 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