6 pr. 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/02 08:09 2pgs
Fees:13.00 Taxes:382.95

20020507-0055633

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **25TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES: ~~January 26, 2006~~ 1/28/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Gonzalez	**Right Mortgage Company**	**148-12-0 082.00**
(NAME) **829 Richards Road**	(NAME) **106B West Hills Drive**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Lebanon, TN 37087**	
(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, **Charles R. Spann and wife Opal Spann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fernando Gonzalez, married**, 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. 248 on the Plan of Section I, Debra Heights, as of record in Book 3842, page 20, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Richard's Road, at the corner of Lots 247 and 248; thence with the line between said lots, southerly 105 feet to a point; thence westerly 113.28 feet to a point in the easterly margin of McBride Road; thence with the margin of the same, northerly 84.46 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.32 feet to a point in the southerly margin of Richard's Road; thence with the margin of the same, easterly 89.9 feet to the point of beginning.

Being the same property conveyed to Charles R. Spann and wife, Opal Spann by deed of record in Book 4009, Page 438, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **829 Richards Road, Antioch, TN 37013**

(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 **25th day of April, 2002**.

Charles R. Spann

Opal Spann

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Charles R. Spann and Opal Spann the bargainor(s), with whom I am personally acquainted or 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 and official seal at Antioch, Tennessee, this 25th day of April, 2002.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.