FILE BOX 7
SATURN & HAZEL
SP 41193

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/02 15:00 2pgs
Fees:13.00 Taxes:257.15
20020909-0109229

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$69,500.00**.

Amy Pelphrey
Affiant

Sworn to and subscribed before me this 6 day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER
Amy Pelphrey
510 CHANDLER PLACE
HERMITAGE TN
37076

SEND TAX BILLS TO:
CTX MTG Co.
P.O. Box 199113
DALLAS, TX
75219-9000

MAP/PARCEL NUMBER:
Map 86-6A
Parcel 510

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Spicer and wife, Elizabeth Spicer**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Amy Pelphrey**, (Unmarried) hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, page 483, as amended by Book 7390, page 1, in the Register's Office for Davidson County, Tennessee, and Plan of record in Book 6200, page 454, Register's Office for Davidson County, Tennessee, to which Plan and Master Deed, reference is here made for a more complete and accurate description
>
> Being the same property conveyed to Phillip Spicer by deed from Steeplechase Ltd, a Tennessee Joint Venture, of record in Book 8109, page 404, said Register's Office.
>
> Elizabeth Spicer, wife of Phillip Spicer, executes this deed to convey any and all interest she may have in the above-described property.
>
> This is improved property known as 510 Chandler Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 6TH day of September, 2002.

Phillip Spicer

Elizabeth Spicer

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, **Phillip Spicer and Elizabeth Spicer**, the Bargainers, 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 this 6TH day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.