Davidson County DEEDWARR
Recvd: 11/14/02 16:05 2pgs
Fees:13.00 Taxes:266.40
20021114-0141466

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000312

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by DARYL SPICER and MARTY PENIX, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, REGINA F. FOSSIE n/k/a REGINA F. COLEMAN, grantor, have bargained and sold, and by these presents do transfer and convey unto the said DARYL SPICER and MARTY PENIX, their heirs and assigns, grantees, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Virginia Manor, as of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 14 fronts 70 feet on the northwesterly margin of Avalon Drive and runs back between lines 167.24 feet on the easterly line and runs 168.52 feet on the westerly line to a dead line, on which it measures 70.01 feet.

Being the same property conveyed to Regina F. Fossie by deed from Richard Vaughn Amos and wife, Mary L. Amos of record in Book 8807, Page 241, Register's Office for Davidson County, Tennessee.

**This is improved property known as 1911 ~~1913~~ Avalon Drive, Nashville, Tennessee 37219**

**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, his heirs and assigns, forever. And I do covenant with the said grantees, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Terry Coleman joins in this conveyance due to his marital interest in the property.

**WITNESS OUR HANDS** this the 12th day of November, 2002.

Regina F. Fossie n/k/a Regina F. Coleman
REGINA F. FOSSIE n/k/a REGINA F. COLEMAN

Terry Coleman
TERRY COLEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **TERRY COLEMAN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 12th day of November, 2002.

Melba D. Lankford
NOTARY PUBLIC

My Commission Expires: 12-20-04

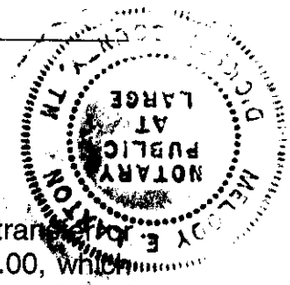
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **REGINA F. FOSSIE n/k/a REGINA F. COLEMAN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 12th day of November, 2002.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03




**AFFIDAVIT**

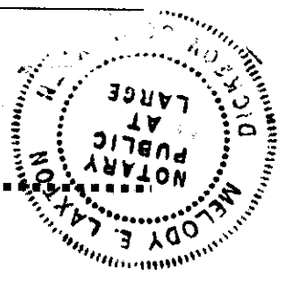
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $72,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Daryl Spicer
AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2002.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03




**MAP 72-08**
**PARCEL 169.00**

**ADDRESS OF NEW OWNERS:**
**DARYL SPICER and MARTY PENIX**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**SEND TAX BILLS TO:**

**SAME**