Davidson County DEEDWARR
Recvd: 04/01/03 13:51 2pgs
Fees:13.00 Taxes:573.50

20030401-0042829

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Kate Colleen Gallina
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2003.

Notary Public

My Commission Expires: 11.22.05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kate Colleen Gallina
916 Fallview Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
172-120-B-012.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry W. Spence and wife, Pamela K. Spence** hereinafter referred to as Grantors, hereby transfers and conveys to **Kate Colleen Gallina, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Section Two, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Spence and wife, Pamela K. Spence by deed from Claridge Builders, Inc. of record in Book 8243, Page 610, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, page 6, as amended in Book 7900, page 117, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, Book 8074, Page 269, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, and Book 8522, page 853, Register's Office for Davidson County, Tennessee.

Open Space of record in Book 8154, page 304, and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 916 Fallview Trail, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of March, 2003.

Jerry W. Spence

Pamela K. Spence

Pamela K. Spence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Spence and Pamela K. Spence, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires: 11-22-03

07550-BP