File #200350287

Davidson County DEEDWARR
Recvd: 04/25/03 15:14 2pgs
Fees:13.00 Taxes:619.75
20030425-0056202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS . 167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS [illegible] April, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/9/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric G. Alspaugh and Molly Alspaugh | Owner | Map 98-9A |
| (NAME) 5413 Mainsail Lane | (NAME) | Parcel 077.00 CO |
| (ADDRESS) Hermitage TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **JEAN CLAUDE LAFAY, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ERIC G. ALSPAUGH AND WIFE< MOLLY ALSPAUGH**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 194, on the Plan of Lakeshore, Phase 2A, as shown by plat appearing of record in Plat Book 7900, Page 425, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jean Claude LaFay, and wife, Kristen LaFay, by Warranty Deed of record in Book 9905, Page 204, said Register's Office. The said parties having since divorced. By Final Decree of Divorce of record in Instrument Number 200210110235328, said Register's Office, subject property was divested out of Kristen LaFay and vested solely in Jean Claude LaFay.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669; Charter of Lakeshore Homeowner's Association of record in Book 7892, Page 464; Quitclaim Deed to Lakeshore Homeowner's Association for common area of record in Book 8697, Page 123; Articles of Incorporation of record in Book 8709, Page 424, and, any and all matters as shown on plat of record in Plat Book 7900, Page 425; all in the Register's for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 5413 Mainsail Lane, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 21st day of April, 2003.**

Jean Claude LaFay

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jean Claude LaFay who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

**Witness my hand and official seal, this 21st day of April, 2003.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076