THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15642A

MAP/GROUP/PARCEL:
072-13-0/415.00

NEW OWNER'S NAME AND ADDRESS:
JOSEPH AND DONNA SPENCE
1115 DOUGLAS AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/20/03 09:56 2pgs
Fees:13.00 Taxes:296.00
20030620-0085470

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PAULINE BRADY GOODWIN, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto JOSEPH SPENCE AND DONNA SPENCE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY FIFTY FEET OF LOT NO. 4 IN SHARPE & HORN'S FOURTH ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 1115 Douglas Avenue, Nashville, Tennessee 37206.

BEING the same property conveyed to Milton J. Goodwin and Pauline Brady Goodwin herein by deed of record in Book 1257, Page 122, Register's Office for Davidson County, Tennessee.

Milton J. Goodwin is now deceased, and at the time of his death was the husband of Pauline Brady Goodwin.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Pauline Brady Goodwin, By: Elizabeth Ann Holland, Atty-in-Fact
PAULINE BRADY GOODWIN
BY: ELIZABETH ANN HOLLAND, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ELIZABETH ANN HOLLAND AS ATTY-IN-FACT FOR PAULINE BRADY GOODWIN, with whom I am personally acquainted, and made oath that she as Atty-in-Fact for Pauline Brady Goodwin, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003