File Box 14A

BK 2905 PG 996

WARRANTY DEED

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK W. KING (NAME)	New Owner (NAME)	Map 032
2134 Kidd Road (ADDRESS)	(ADDRESS)	Parcel 002.07
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, JOHN M. SPENCER AND WIFE, KAREN L. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK W. KING AND WIFE, JOANNE J. KING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson & / Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND being partially within the 17th Civil District of Williamson County, and partially within Davidson County, Tennessee, and bound in general by unknown on the North, by McCanless on the East and West and Kidd Road on the South, as follows:

Commencing at a point in the center of Kidd Road opposite an iron post, the southeast corner of Wheeler as described in Book 406, page 416, Register's Office of Williamson County, Tennessee; thence with said center line, South 89° 23' East 184.1 feet and South 82° 25' East 287.8 feet to the point of beginning; thence a new line, North 3° 52' East 1503.2 feet to an iron pin in a fence line; thence with said fence line, South 81° 55' East 150 feet to an iron pin; thence a new line, South 4° 06' West 1501.5 feet to the center of Kidd Road; thence with said center line, North 82° 25' West 143.9 feet to the point of beginnig, containing 5.05 acres, more or less, according to a survey made by C. K. McLemore, dated December 28, 1987.

BEING the same property conveyed to John M. Spencer and wife, Karen L. Spencer by Deed from James K. Guess and wife, Lucynthia D. Guess, of record in Book 1902, Page 364, Register's Office for Williamson County, Tennessee, and in Book 11672, page 101, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO

unimproved (X)
This is improved ( ) property, known as 2138 Kidd Road, Nolensville, TN 37135
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 3rd day of July, 2003

John M. Spencer
JOHN M. SPENCER

Karen L Spencer
KAREN L. SPENCER

Davidson County DEEDWARR
Recvd: 07/14/03 14:21 2pgs
Fees:12.00 Taxes:0.00

20030714-0098090

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 JOHN M. SPENCER AND WIFE, KAREN L. SPENCER

the bargainor S, 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 at NASHVILLE, Tennessee, this 3rd day of July, 2003

Commission expires _____

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/30/07

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

State of Tennessee, County of WILLIAMSON
Received for record the 08 day of
JULY 2003 at 9:09 AM. (RECR 557730)
Recorded in official records
Book 2905 Pages 996- 997
State Tax $ 214.60 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 227.60,
Register of Deeds SADIE WADE
Deputy Register NICOLE BONDANZA