THIS INSTRUMENT PREPARED BY:
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222 Second Avenue North
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Davidson County DEEDWARR
Recvd: 08/04/03 16:01 2pgs
Fees:13.00 Taxes:336.70
20030804-0110391

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Brandon R. Spivey and Angela M. Spivey 310 Raywood Court Nashville, Tennessee 37211	~~Same~~ U.S. Bank, NA P.O. Box 20005 Owensboro, KY 42304	Map 161-04 / Parcel 159

FOR AND IN CONSIDERATION of the sum of Ninety-One Thousand Dollars ($91,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jimmy L. Badger and Martha A. Badger, Grantors have bargained and sold and by these presents do transfer and convey unto Brandon R. Spivey and wife Angela M. Spivey, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 18 begins at a point in the northwesterly margin of Raywood Court, the common front corner of Lots Nos. 17 and 18; thence northwest 220.7 feet to a point, the common rear corner of Lots Nos. 17 and 18; thence North 164.6 feet to a point, the common rear corner of Lots Nos. 18 and 16; thence east 8 feet to a point, the common rear corner of Lots Nos. 18 and 19; thence southeast 323.4 feet to a point in the northwest margin of Raywood Court, the common front corner of Lots Nos. 18 and 19; thence along a curve on the margin of Raywood Court southwest 70 feet to the point of beginning.

Being the same property conveyed to Jimmy L. Badger and wife Martha A. Badger by Deed of Record in Book 10984, page 384, Register's Office for Davidson County, Tennessee.

Sarah Schmidt signed for Jimmy L. Badger and Martha A. Badger pursuant to Power of Attorney of record in Instrument Number *, Register's Office for Davidson County, Tennessee.

*20030804-0110390

This is improved real property commonly known as 310 Raywood Court, Nashville, Tennessee 37211.

The above description was taken from a previously recorded instrument and no new survey was done in connection with this transaction. Possession upon delivery of the Deed. Current years' property taxes (2003) are to be prorated as of the closing date.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same in unencumbered, except 2003 Davidson County Real Estate taxes, and subdivision restrictions filed of record in Book 2794, page 363 in aforesaid Register's office; restrictive easements contained in Book 2464, page 198 and Book

3597, page 252 said Register's office. The Plan of record in Book 2663, page 60 said Register's office shows an owner certificate containing a 30' minimum building setback line from Raywood Court and a 10' easement for public utility purposes along the side and rear lines of said lot, as well as an easement for sewers contained in Book 6391, page 539 said Register's office. And Grantors do further covenant and binds their successors, 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.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hand on this 15th day of July, 2003.

Jimmy L. Badger by Sarah Schmidt Atty in Fact

Martha A. Badger by Sarah Schmidt Atty in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public of said State and County, Jimmy L. Badger (by Power of Attorney) and Martha A. Badger (by Power of Attorney) (with whom I am personally acquainted or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3-27-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Sworn to and subscribed before me

this 15th day of July, 2003.

Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11-27-04

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#777