Return To:

American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **September, 2003** by and between **Kenneth A. Spisak and Tammy S. Riggan n/k/a Tammy S. Spisak** , herein after referred to as GRANTOR, and **Eugene McAlister** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Belle Oaks Subdivision, as of record in Plat Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more compete and accurate legal description.
Being the same property conveyed to Kenneth A. Spisak, unmarried and Tammy S. Riggin, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Ronald J. Marisi and wife, Jo. V. Marisi dated September 23, 1999, of record Book 11676, Page 400, Register's Office for Davidson County, Tennessee.
Tammy S. Riggin now known as Tammy S. Spisak by marriage to Kenneth A. Spisak.

This is improved/unimproved property known as: 6020 Legend Drive, Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 09/16/03 10:28 2pgs
Fees:13.00 Taxes:551.30
20030916-0135822

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kenneth A. Spisak
Signature of Seller

Tammy S. Spisak
Tammy S. Riggan n/k/a Tammy S. Spisak
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Kenneth A. Spisak and Tammy S. Riggan n/k/a Tammy S. Spisak** , the within named bargainors, 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, at office, this **12th** day of **September, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Eugene McAlister
6020 Legend Drive, Antioch, TN 37013

Send Tax Statements to:
same
,

map and parcel--150-11-0 307.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$149,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **September, 2003.**

Notary Public

My Commission Expires: ~~11-26-05~~ 5-22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

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