39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/25/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Spooner	National Bank of Commerce	
(NAME)	(NAME)	
1915 Capers Ave.	115 29th Avenue South	104-08-F-13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032272

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, **I, James T. Stansell, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John Spooner and wife, Elizabeth L. Spooner**, 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 Unit No. 13, together with the appurtenant interest in the common elements of Old Town Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6625, page 891, re-recorded in Book 6639, page 116, amended in Book 6928, page 461, Book 6960, page 840, re-recorded in Book 6991, page 1, amended in Book 8098, page 576, Register's Office for Davidson County, Tennessee, said unit being described on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to James T. Stansell, unmarried, by deed from Thomas E. Hayes, Jr. and Thomas E. Hayes, Sr. and Sarah C. Hayes of record in Book 11003, page 680, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1915 Capers Ave., Nashville, TN 37212

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 10/09/03 12:41 2pgs
Fees:13.00 Taxes:640.10
20031009-0150186

Witness my hand this29th day of September, 2003.

James T. Stansell

James T. Stansell

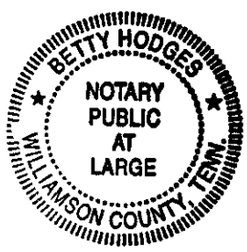
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared James T. Stansell, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 29th day of September, 2003.

Commission expires:



My Commission Expires Feb. 19, 2007

Betty Hodges

Notary Public