WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25 2006

Davidson County DEEDWARR
Recvd: 11/12/03 13:14 3pgs
Fees:18.00 Taxes:139.88

20031112-0165570

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Brian Ignatz (NAME)	Paul Brian Ignatz (NAME)	MAP 011-00-0
220 Pear Orchard Drive (ADDRESS)	220 Pear Orchard Drive (ADDRESS)	PARCEL 182.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Charles E. Spencer, Jr. and wife, Ada Paulette Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Brian Ignatz, Unmarried

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, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job #960306 and being more particularly described as follows:

BEGINNING at a point in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 753.52' northwesterly from the northwesterly margin of Greer Road, said point of beginning also being the Southeast corner of the herein described tract; thence, leaving the center of the said easement, S. 52 deg. 51 min. 47 sec. W 369.52' to an iron pin in a fence line, the line of the Montry Duke property of record in Book 4731, Page 932, Register's Office for Davidson County, Tennessee; thence, with Duke's line and a fence N. 43 deg. 19 min. 58 sec. W 560.30' to an iron pin; thence, leaving Duke's line, N. 66 deg. 00 min. 11 sec. E 535.33' to an iron pin in the center of said 50' Ingress-Egress, Utility and Private Water Line Easement; thence with the center of said Easement, the following two calls: S 21 deg. 09 min. 07 sec. E 146.84' to an iron pin; thence, S. 27 deg. 19 min. 28 sec. E 298.54' to the point of beginning, containing 5.04 acres, more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, page 432, Register's Office for Davidson County Tennessee.

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2683 Greer Road, Goodlettsville, TN 37072
(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 November, 2003

Charles E. Spencer, Jr.

Charles E. Spencer, Jr.

Ada Paulette Spencer

Ada Paulette Spencer

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 Charles E. Spencer, Jr. and wife, Ada Paulette 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 Goodlettsville Tennessee, this 3rd day of November 2003.

Commission expires 11/25/06

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared My Commission Expires NOV 25, 2003 and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Charles E. Spencer, Jr., and wife, Ada Paulette Spencer by Warranty Deed from Van E. Hamlett, an unmarried person, dated April 21, 1997, and of record in Book 10441, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.