WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 208,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paul K. Joiner and Mary C. Spear	Paul K. Joiner and Mary C. Spear	MAP:103-06
5616 Kendall Drive	5616 Kendall Drive	Parcel:15.00
Nashville, TN 37209	Nashville, TN 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL L. HANCE AND WIFE GRACE HANCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAUL K. JOINER AND MARY C. SPEAR, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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

SEE EXHIBIT "A"

This is improved property known as 5616 Kendall Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 12th day of November, 2003.

Michael L. Hance

Grace Hance

Davidson County DEEDWARR
Recvd: 11/26/03 09:11 2pgs
Fees:13.00 Taxes:769.60

20031126-0171733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL L. HANCE AND GRACE HANCE, 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 Brentwood,, Tennessee , this 12th day of November, 2003.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, Page 47, Register's Office for Davidson County, Tenessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael L. Hance and Grace Hance, husband and wife, by Warranty Deed dated January 25, 2001 from David M. Sawyer and Jennifer A. Ruffing, as joints tenants with the right of survivorship of record in Instrument Number 20010130-0009191, Register's Office for Davidson County, TN.

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