Davidson County DEEDWARR
Recvd: 01/30/04 09:47 2pgs
Fees:13.00 Taxes:917.60

20040130-0011582

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2004.

Notary Public
My commission expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Return To:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-3884

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Spencer 637 Brook Hollow Road Nashville TN 37205	Bank of America, NA P.O. Box 1675 Coraopolis, PA 15108	115-11-0-15

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pat McCrummen and wife, Donna McCrummen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark D Spencer and wife, Heather E Spencer, hereinafter called the Grantees, their successors 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 Lot No. 317 on the Plan of West Meade Farms, Inc., Section N, of record in Book 2133, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pat McCrummen and wife, Donna McCrummen, by deed from Robert W. Van Kirk and wife, Shannon E. Van Kirk, of record in Instrument No. 20021008-0122573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 637 Brook Hollow Road, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of January, 2004.

Pat McCrummen

Donna McCrummen

STATE OF ~~TENNESSEE~~ MARYLAND
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pat McCrummen and Donna McCrummen, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in ~~Nashville, TN~~ Montgomery County MD, this 21 day of January, 2004.



Notary Public P. Nouzari

My Commission expires 1 JAN. 2007