WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 10:34 2pgs
Fees:13.00 Taxes:317.83

20040329-0034821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Charlotte F. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Deborah Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte F. Murphy	Countrywide Home Loans	119-12-44
(NAME)	(NAME)	
736 Cameo Drive	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(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, Steven K. Spencer and wife, Angela K. Spencer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte F. Murphy, an unmarried woman, 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 Lot No. 35 on the Plan of Battlewood, Section I, of record in Plat Book 1835, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven K. Spencer and wife, Angela K. Spencer by Warranty Deed dated February 27, 1998, from Benton Kevin Stokes and wife, Evelyn Janine Stokes, as of record in Book 10816, Page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 736 Cameo Drive, Nashville, TN 37211

(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 hands this 19th day of March, 2004.

Steven K. Spencer

Angela K. Spencer

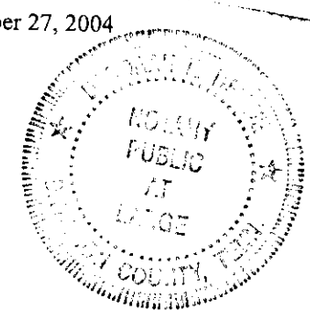
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven K. Spencer and Angela K. Spencer, 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 Nashville, Tennessee this 19th day of March, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public