Davidson County DEEDWARR
Recvd: 04/05/04 08:11 2pgs
Fees:13.00 Taxes:1239.50

20040405-0037809

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.** Carrie Tesler
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2004.

Notary Public

My commission expires: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura Kidwell **Julianne H. Wagnon**	New Owner	**Map 117-4, Parcel 247.00**
2809 Oakland Avenue		
Nashville, TN 37212		

FOR AND IN 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,

Robert W. Spessard, III and wife, Martha M. Spessard

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

Laura Kidwell and Julianne H. Wagnon, as joint tenants with right of survivorship

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 the northerly part of Lot No. 102 and the southerly part of Lot No. 103 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Oakland Avenue at a point 16.0 feet south of the common corner of Lot Nos. 102 and 103; thence northwardly 50.0 feet; thence westerly 160.0 feet, more or less, to the easterly margin of an alley, said point being 13.3 feet south of the southwest corner of Lot No. 104; thence with said alley southwardly 50.0 feet; thence eastwardly 160.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert W. Spessard, III and wife, Martha M. Spessard by Deed from James M. O'Bryan, Unmarried, of record in Instrument No. 20010703-0070916, Register's Office for Davidson County, Tennessee.

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

This is Improved (__X__) Unimproved (____) property, known as: **2809 Oakland Avenue, Nashville, TN 37212**

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 convenant 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 my/our hand(s) this **26th** day of **March, 2004.**

Robert W. Spessard, III

Martha M. Spessard

Martha M. Spessard

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 **Robert W. Spessard, III and wife, Martha M. Spessard,** the bargainor, 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 **26th** day of **March, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05