Davidson County DEEDWARR
Recvd: 05/03/04 12:00 2pgs
Fees:13.00 Taxes:610.50
20040503-0050006

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY 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 $ 165,000.00

Kathleen B. Sprandel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John P. Sprandel	Countrywide Home Loans, Inc.	Map 97
4001 Port Cleburne Lane	4500 Park Granada	Group 4
Hermitage, TN 37076	Calabasas, CA 91302-1613	Parcel 10

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

Walter C. Strange and Blaine N. Strange, Trustees under the Revocable Strange Living Trust, dated December 3, hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John P. Sprandel and wife, Kathleen B. Sprandel

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:

BEING Lot No. 39, on the Plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter C. Strange and Blaine N. Strange, Trustees under the Revocable Strange Family Living Trust, dated December 3, 1997, by deed from Walter C. Strange and wife, Blaine N. Strange, of record in Book 10870, Page 217, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4429, Page 577 and Book 4516, Page 751, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Pages 134 and 135, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4001 Port Cleburne Lane, Hermitage, TN 37076

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 my hand this 30th day of April, 2004.

Walter C. Strange and Blaine N. Strange,
Trustees Under The Revocable Strange
Living Trust, dated December 3, 1997

BY: Walter C. Strange Trustee
Walter C. Strange, Trustee

BY: Blaine N. Strange, Trustee
Blaine N. Strange, Trustee

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 Walter C. Strange and Blaine N. Strange, Trustees Under The Revocable Strange Family Living Trust dated December 3, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees Under The Revocable Strange Family Living Trust dated December 3, 1997, and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, at Nashville, Tennessee, on this 30th day of April, 2004.

My Commission Expires: 01/27/07

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.