Davidson County DEEDWARR
Recvd: 05/05/04 10:45 2pgs
Fees:13.00 Taxes:690.98
20040505-0051185

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Corina E. Collins
832 Hillwood Blvd.
Nashville, Tennessee 37209

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **102-8**
GROUP
PARCEL **52**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda M. Spencer, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Corina E. Collins**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
unmarried

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Horton Heights, Section III, of record in Book 2133, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to George Marsden (now deceased) and wife, Juanita R. Marsden (now deceased) by deed of record in Book 2482, page 201, Register's Office, Davidson County, Tennessee, and the same property inherited by Brenda M. Spencer as evidenced by an Affidavit of Heirship of record in Instrument no. 20030911-0133668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is unimproved property known as 832 Hillwood Blvd., Nashville, Tennessee 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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Thomas Spencer, husband of Brenda M. Spencer, joins herein to quitclaim and convey to the Grantee all his right, title, and interest in said property herein described, marital or otherwise.

WITNESS our hands this the 26th day of April, 2004.

Brenda M. Spencer

Brenda M. Spencer

Thomas Spencer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda M. Spencer and Thomas Spencer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of April, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $186,750.00.

Carrie Tiesler

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.