Davidson County DEEDWARR
Recvd: 05/10/04 16:27 2pgs
Fees:13.00 Taxes:462.13

20040510-0053396

48-A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2004.

Notary Public
My commission expires: 9/4/05

NOTARY PUBLIC AT LARGE MARK BLAYNEY LEEDOM DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

02-0404-43106

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James H. Steed, Jr.	1st Trust Bank For Savings	95-11-0-166.00
2400 Merry Oaks Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

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, John P. Sprandel and wife, Kathleen Bowers Sprandel, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James H. Steed, Jr. and wife, Barbara C. Steed, 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. 53 on the Plan of Merry Oaks, Section 2, of record in Book 2133, Page 8, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to John P. Sprandel and wife, Kathleen Bowers Sprandel by deed dated11/30/95 of record in Book 9879, Page 354, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2400 Merry Oaks Drive, Nashville, TN 37214

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 29th day of April, 2004.

John P. Sprandel

Kathleen Bowers Sprandel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John P. Sprandel and Kathleen Bowers Sprandel, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of April, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/11/05

