Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street Suite 112
Goodlettsville, TN 37072

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of May, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires September 24, 2005
STATE OF TENNESSEE

My Commission Expires: 9/24/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/24/04 12:11 2pgs
Fees:13.00 Taxes:619.75
20040524-0060538

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steve G. Speshock and Tiffany C. Speshock
1406 McAlpine Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Same As New Owner

MAP-PARCEL NUMBERS:
061-160-320.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles A. Kenny and wife, Rachael K. Greer** hereinafter referred to as Grantors, hereby transfers and conveys to **Steve G. Speshock and wife, Tiffany C. Speshock** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 16 of Block "D" on the Map of County Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the westerly side of McAlpine Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Charles A. Kenny and Rachael K. Greer, husband and wife by Warranty Deed Lori L Lazo (FKA) Lori L. Whitum, a single person, and husband, William Bell of record at Instrument No. 20020503-0054714, Register's Office for said County, dated April 26, 2002.

*

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 982, Page 28, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

10617-BW

* **Rachael K. Greer** executes this instrument as Attorney-In-Fact on behalf of **Charles A. Kenny**, pursuant to the Power of Attorney being recorded by Instrument Number 20040524-0060537 in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1406 McAlpine Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 21st day of May, 2004.

Charles A Kenny by Rachael K. Greer Attorney in fact
Charles A. Kenny
By: Rachael K. Greer Attorney-in-fact

Rachael K. Greer
Rachael K. Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachael K. Greer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Rachael K. Greer with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Charles A. Kenny who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Charles A. Kenny.

Witness my hand and official seal this 21st day of May, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

10617-BW