Davidson County DEEDWARR
Recvd: 06/03/04 12:30 2pgs
Fees:13.00 Taxes:932.03

20040603-0065425

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43037

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Spence	Bank of America, N.A.	83-9-62
1311 Gartland Avenue	900 W. Trade St.	
Nashville, TN, 37206	Charlotte, NC 28255-0001	

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, I/WE,

Gina Folk, unmarried

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

Patrick A. Spence and Leslie H. Spence, husband and wife

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 the westerly one-half of Lot No. 7, Block 1, on the Plan of The Property of The East Addition Real Estate Company of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 50.0 feet on the northerly margin of Gartland Avenue and extends back between parallel lines 160.0 feet to a 15-foot alley.

BEING the same property conveyed to Gina Folk, unmarried, by Quitclaim Deed from Mitchell A. Watts, as Trustee, of record in Instrument No.: 20030228-0027040; and by Warranty Deed from Reynolds Properties & Renovations, LLC, a Tennessee limited liability company, of record in Instrument No.: 20020327-0037633, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1311 Gartland Avenue, Nashville, TN 37206

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/our hand(s) this 27th day of May, 2004

Gina Folk by Jackie Glynn, Atty. in Fact

Gina Folk by Jackie Glynn Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of May, 2004, personally appeared Jackie Glynn to me known to be the person who executed the foregoing instrument on behalf of Gina Folk as Attorney in Fact, and acknowledged that Jackie Glynn executed the same as the free act and deed of the said Gina Folk.

Witness my hand and official seal this 27th day of May, 2004.

Notary Public

My Commission Expires: 7/29/2006

