BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HAIDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. 3/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,059.52.

Mary Beth Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Beth Holt and Randy L. Holt	Mary Beth Holt and Randy L. Holt	147-15 13.00
(NAME)	(NAME)	
1691 Virginia Circle	1691 Virginia Circle	
(ADDRESS)	(ADDRESS)	
Mableton, GA 30126	Mableton, GA 30126	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROBERT G. SPANN JR. AND DAVID L. SPANN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY BETH HOLT, AND HUSBAND RANDY L. HOLT,** 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. 52 on the Plan of Whispering Hills, Section I, of record in Book 2331, pages 82, 83 and 84, Register's Office for said County, as follows:

Said Lot No. 52 fronts 76 feet on the north side of Highcrest Drive and runs back between lines, 282.1 feet on the east line and 259.7 feet on the west line, to a dead line in the rear, measuring 102 feet thereon.

Being the same property conveyed to Robert G. Spann and wife, Clydene R. Spann, by deed of record in Book 4032, Page 38, in the Register's Office for Davidson County, Tennessee. The said Robert G. Spann has since died with his interest passing to his wife, Clydene R. Spann, by reason of their tenancy by the entirety. The said Clydene R. Spann has since died. Robert G. Spann, Jr., David L. Spann, and Mary Beth Holt are the devisees under the Will of Clydene B. Rice Spann of record in Will Book 5563, Page 1372868, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 82-84, said Register's Office; and (c) sewer easement of record in Book 6087, page 209, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 562 Highcrest Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of June, 2004.

Robert G. Spann Jr.

David L. Spann

Davidson County DEEDWARR
Recvd: 06/21/04 12:38 2pgs
Fees:13.00 Taxes:59.42

20040621-0073136

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 Robert G. Spann Jr. and David L. Spann , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2004.

Commission expires:



J. GREGORY HARDEMAN Notary Public