Davidson County DEEDWARR
Recvd: 06/22/04 12:11 2pgs
Fees:13.00 Taxes:666.00

20040622-0073757

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/08

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25 '8

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
James E. Spence	Cavalry Banking	127-13-2
8446 Merrymount Drive	1 Burton Hills Blvd., Suite 110	
Nashville, TN, 37221	Nashville, TN 37215	

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,

Ernest Tittle

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

James E. Spence and Marla K. 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:

LAND in Davidson County, Tennessee, being Lot No. 4, Merrymount Acres, Subdivision, Section II, a plat of which is of record in Book 3842, page 253, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Newsom Station Road, said point being the northwest corner of the herein described lot; thence eastwardly 204.38 feet to a point; thence southwardly 217.81 feet to a point in the northerly margin of Merrymount Drive; thence westwardly along the said northerly margin of said Drive 195 feet to the beginning of a curve whose radius is 25 feet; thence around said curve northwardly 39.27 feet to a point in the easterly margin of Newsom Station Road; thence along the said easterly margin of said Road 195 feet to the beginning.

BEING the same property conveyed to Ernest Tittle by Quitclaim Deed from James E. Spence, Ronald W. Spence, Kenneth S. Spence and Teresa S. Simmons, being all of the heirs at law of Virginia LaVergne Spence, deceased, of record in Instrument No.: 20040520-0059381, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 8446 Merrymount Drive, Nashville, TN 37221

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 18th day of June, 2004

Ernest C. Tittle

Ernest Tittle

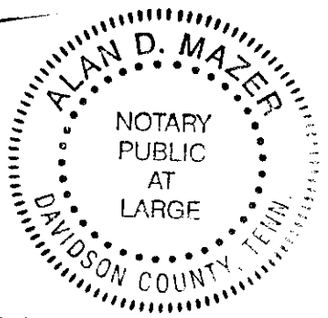
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ernest Tittle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2004

Notary Public

My Commission Expires: 3/25/06



My Commission Expires MAR 25 2