Address of New Owner
Same as Property Address
5136 Creasy Drive
Joelton, TN 37080

Send Tax Bill To:
Total Solutions Mortgage
1400 Corporate Drive
Irving, TX 75038

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Map 21 Parcel 373

STATE OF TENNESSEE
DAVIDSON COUNTY

That in consideration of **Ten and No/100 Dollars ($10.00), and other good and valuable consideration,** to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, **James E. Spann, Jr. and wife, Patricia Ward Spann, f/k/a Patricia S. Ward,** (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto **James E. Spann, Jr. and Patricia W. Spann,** herein referred to as **GRANTEES**), as joint tenants, with right of survivorship, the following described real estate, situated in Davidson Count, Tennessee, to wit:

5136 CREASY DRIVE LOCATED IN JOELTON, DAVIDSON COUNTY, TENNESSEE

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF MORGAN ESTATES, SECTION THREE, OF RECORD IN BOOK 9700, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. Source of title Book 11661, Page 719.
THE PURPOSE OF THIS DEED IS TO ESTABLISH JOINT TENANCY, WITH RIGHT OF SURVIVORSHIP.

THIS DEED WAS PREPARED WITHOUT OPINION OF TITLE.

TO HAVE AND TO HOLD unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above: that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set our hand and seals, this 18th day of **June, 2004.**

Davidson County DEEDWARR
Recvd: 06/23/04 13:31 1pgs
Fees:12.00 Taxes:0.00
20040623-0074551

James E. Spann Jr. (Seal)
James E. Spann, Jr.

Patricia Ward Spann (Seal)
Patricia Ward Spann

STATE OF TENNESSEE
DAVIDSON COUNTY **PICK-UP**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Spann, Jr. and Patricia Ward Spann, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th **day of June, 2004**

NORMA DEAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Norma Dean
Notary Public

My commission expires: May 28, 2006

Prepared: Patricia W. Spann