Davidson County DEEDWARR
Recvd: 07/08/04 14:11 2pgs
Fees:13.00 Taxes:199.80

20040708-0081329

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$54,000.00**.

Kelli Cunningham
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 3/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelli Cunningham	**America's Wholesale Lender**	**049-254.00**
3443 Knight Drive	**7105 Corporate Drive PTX-A-195**	
Whites Creek TN 37189	**Plano, Tx 75024**	

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 ACKNOWLEDGE, WE,

Mark Stephen Spengel and, Dawn D Spengel

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

Kelli Cunningham, an unmarried woman

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:

Described property located in the 12th Civil District of Davidson County, Tennessee, to-wit; Said tract of land is composed of Lot 5 and an additional tract adjoining said lot on the easterly line and more particularly described as metes and bounds as follows: Starting at a point in the center of Knight Road (Old Ewing Road, said point being he original Northwest corner of B F and Maggie Sanders land, and running thence with the center of B F and Maggie Sanders land, and running thence with the center of Knight Road (Old Ewing Road) South 4 degrees 45 minutes West 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence South 87 degrees 30 minutes East 285 feet to a point; thence South 4 degrees 45 minutes West 50 feet to a point; thence north 87 degrees 30 minutes West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center line of said road North 4 degrees 45 minutes East, 50 feet to the point of beginning

Being the same property conveyed to Mark Stephen Spengel and Dawn D Spengel, by Deed from Nationscredit Financial Services Corporation, Successor by Merger to Nationscredit Home Equity Services Corporation, by Fairbanks Capital Corp, Attorney in Fact, dated 06/06/02, of record in Instrument No. 200206200074591, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded;Joint Driveway Easement Agreement in Book 8458, page 565; Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7573, page 140, for said county.

This is improved (__x__) Unimproved (____) property, known as **3443 Knight Drive, Whites Creek TN 37189**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **29th** day of **June, 2004.**

Mark Stephen Spengel

Dawn D Spengel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Mark Stephen Spengel and, Dawn D Spengel,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th~~ day of **June, 2004.**

Notary Public

My Commission Expires: 5/20/06

