Davidson County DEEDWARR
Recvd: 07/28/04 09:16 2pgs
Fees:13.00 Taxes:129.50

20040728-0090032

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Larry C. Spencer | New Owner | Map 83-6 |
| 640 Old Hickory Blvd. | | Parcel 71 |
| Nashville, TN 37209 | | |
| | | |

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Prepared from information furnished by the parties, without benefit of a title examination being prepared.

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Betty O. Place, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Larry C. Spencer, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 32 fronts 75 ½ feet on the easterly side of Setliff Place and runs back between lines, 155 feet on the southerly line and 135 feet on the northerly line, which northerly lines is the southerly margin of Benjamin Street, to an alley in the rear of shows 73 feet to said alley.**

**Being the same property conveyed to Betty O. Place, unmarried by deed of record in Book 10823, page 603, said Register's Office for Davidson County, Tennessee.**

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 547, page 13, said Register's Office.

This is improved property commonly known as 829 Setliff Place, Nashville, Tennessee.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $35,000.00.**

**Affiant**

**Subscribed and sworn to before me this 26 day of July, 2004.**

Notary Public

My Commission Expires: NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of July, 2004.

Betty O. Place

Betty O. Place

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Betty O. Place with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of July, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005