REALTY TITLE CO
148

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WILSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
ROBBIN TEASLEY

06-0407-71323

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Walter S. Dube	Capital Bank & Trust Company	064-030-B
1144 Safety Harbor Cove	1820 West End Ave	068.00CO
Old Hickory TN 37138	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard W. Spencer and wife, Julia F. Spencer,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Walter S. Dube**, married, hereinafter called the Grantee, his successors 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. 197, Brandywine Pointe, Phase 5, Section 1, of record in Plat Book 7900, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard W. Spencer and wife, Julia F. Spencer, dated March 16, 1994, of record in Plat Book 9282, Page 824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1144 Safety Harbor Cove, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/02/04 11:18 2pgs
Fees:13.00 Taxes:4329.00

20040802-0092101

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 hand this 30th day of July, 2004.

Richard W. Spencer

Julia F. Spencer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard W. Spencer and Julia F. Spencer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of July, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

