McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Blas Villalobos
5017 Sunset Way
Hermitage, TN 37076

**SEND TAX BILL:**

New Owner

Davidson County DEEDWARR
Recvd: 08/05/04 16:10 2pgs
Fees:13.00 Taxes:647.13
20040805-0094604

**MORTGAGEE:**

Countrywide Home Loans
3011 Armory Drive, Ste. 120
Nashville, Tennessee 37204

**MAP AND PARCEL:**

MAP 86-4-B
PARCEL 23 CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Michael Spencer and wife, Stephanie Carol Spencer**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Blas Villalobos**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section One, Sunset Oaks, as of record in Plat Book 7900, page 600,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> * as corrected in Book 9108, page 71,
>
> Being the same property conveyed to John Michael Spencer and wife, Stephanie Carol Spencer, by deed from Frank Batson Homes, Inc., of record in Deed Book 9590, page 230, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5017 Sunset Way, Hermitage, TN 37076.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee,his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of July, 2004.

John Michael Spencer

Stephanie Carol Spencer

STATE OF TENNESSEE)
COUNTY OF Davidson )

Before me, the undersigned, of the state and county aforesaid, personally appeared John Michael Spencer and Stephanie Carol Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of July, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $174,900.00.

**AFFIANT**

Subscribed and sworn to before me
this 28th day of July, 2004.

**NOTARY PUBLIC**

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005