Davidson County DEEDWARR
Recvd: 09/03/04 15:52 2pgs
Fees:13.00 Taxes:2201.50

20040903-0107286

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$595,000.00.**

Diane Barnett
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert B. Barnett	**New Owner**	**Map 116-16-B, Parcel 026.00-CO**
120 Wentworth Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William D. Spencer and wife, Gwyn T. Spencer

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

Robert B. Barnett and wife, Diane B. Barnett

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:

Land in Davidson County, TN, being Lot No. 26 on the Plan of Second Revision, The Iroquois of Nashville of record in Plat Book 6900, Pages 61 & 62, amended in Book 8475, Page 511, by Surveyors Certificate of Correction, Register's Office for said County.

Said Lot No. 26 fronts 88.00 feet on the easterly margin of Wentworth Avenue and extends back 140.00 feet on the northerly line and 89.25 feet on the southerly line to a dead line in the rear, measuring 82.54 feet thereon.

Being the same property conveyed to William D. Spencer and spouse, Gwyn T. Spencer by deed from David M. Cowan and spouse, Lucille A. Cowan of record in Book 11384, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **120 Wentworth Avenue, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of August, 2004.

William D. Spencer
William D. Spencer

Gwyn T. Spencer
Gwyn T. Spencer

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William D. Spencer and wife, Gwyn T. Spencer,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **31st** day of **August, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

