Davidson County DEEDWARR
Recvd: 11/24/04 13:12 4pgs
Fees:23.00 Taxes:703.00

20041124-0141040

FILE BOX 45

WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S): SEND TAX BILLS TO: MAP-PARCEL NO:

Jennifer Spence		Map 96.01
207 Cumberland Circle	AmSouth Bank	Parcel 124
Nashville, Tennessee	2050 Parkway Office Cr.	
37214	Hoover, AL 35224	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Sworn to and subscribed before me this 19th day of November, 2004.

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public - Jamie Crutchfield

My Commission Expires: 3/31/07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Stockell Stubblefield, Susan E. Stockell, M.D. Cooper Stockell, III and Ruth Stockell, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Jennifer A. Spence, hereinafter referred to as Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the south part of lot 63 and the north part of lot 62 on the map of Bluefields, a record in book 843, page 16, register's office for said county and described as follows:

Beginning at point in the easterly margin of Cumberland Circle at the Northwest corner of the property conveyed to H.E. Groce by deed from Bransford Realty Company which point is 15 feet south of the common corner of Lots Nos. 62 and 63; thence along the H.E. Groce's northerly line easterly 300 feet, more or less, to the line between Lots Nos. 62 and 63, and Lot 44; thence along the easterly line of Lots Nos. 62 and 63, and along the westerly line of Lots Nos. 43 and 44 northwesterly 165 feet to a point; thence westerly 222 feet more or less to the easterly margin of Cumberland Circle at a point 30 feet south of the common corner of Lots Nos. 63 and 64; thence with the easterly margin of Cumberland Circle southerly 145 feet to the point of beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED is the following described property found in Quitclaim Deed of record in Instrument 20011228-0143421, said Register's Office:

Land in the 15th councilmanic district of Nashville, Davidson County, Tennessee being part of Lot 63 on the Plan of Bluefields, recorded in Plat Book 843, Page 16, Register's Office for said County and more particularly described as follows:

Beginning in the east right of way of Cumberland Circle at a point located S 1° 05' 32" W, 30.00 feet from the original corner of lots 63 and 64 shown on said plan; thence leaving said right of way N 83° 49' 34" W, 221.90 feet to an iron pin in the westerly line of lot 43 as shown on said plan; thence along the west line of lot 43 S 25° 07' 57" E, 4.80 feet; thence along a new line N 83° 49' 34" W, 224.09 feet to the east right of way of Cumberland Circle; thence along said right of way N 1° 59' 32" E, 4.11 feet to the point of beginning.

Being the property transferred to Emily C. LeRoy by Quitclaim Deed of record in instrument number 20011228-0143421.

Being a portion of the same property conveyed to M.D.C. Stockell, Jr. and wife, Ann Dabbs Stockell by Deed of record in Book 2033, Page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M.D.C. Stockell, Jr. and wife, Ann Dabbs Stockell, by deed from Richard E. Slaughter and wife Cathryn Slaughter, of record in Book 2033, page 315, Register's Office for Davidson County, Tennessee, the said M.D.C. Stockell, Jr. having died and his share of the property passed to his wife, Ann Dabbs Stockell by succession. The said Ann Dabbs Stockell, having since died, leaving a Last Will and Testament of record in Will Book 5557, page 1362355, and admitted to probate in the Probate Court for Davidson County, Tennessee under Docket No. 04P14, which devised the property to her children, Elizabeth Stockell Stubblefield, Susan E. Stockell, M.D. Cooper Stockell, III and Ruth Stockell, equally.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is property is known as 207 Cumberland Circle, Nashville, Tennessee, 37214.

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 successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

W. Wayne LeRoy as Executor of the Estate of Anne Dabbs Stockell, also joins in this conveyance for the purpose of conveying any rights that the Estate of Anne Dabbs Stockell may have in said property.

WITNESS our hands this 19th day of Nov., 2004.

Elizabeth Stockell Stubblefield
Elizabeth Stockell Stubblefield

Susan E. Stockell
Susan E. Stockell

M. D Cooper Stockell III by
M.D. Cooper Stockell, III, by his attorney in fact Ruth Stockell Ruth Stockell as his attorney in fact

Ruth Stockell
Ruth Stockell

W. Wayne LeRoy, Executor

W. Wayne LeRoy, Executor

~~Jerry Stubblefield~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Susan Stockell, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 19th day of November, 2004.

Notary Public

My Commission Expires: 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, W. Wayne LeRoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Executor of the Estate of Anne Dabbs Stockell, and that as such he executed the foregoing instrument for the purpose contained therein by personally signing his name as Executor.

Witness my hand and seal, on this the 18 day of November, 2004.

Notary Public

My Commission Expires: 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Ruth Stockell

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ~~Susan Stock~~kell, a single person, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 19th day of November 2004.

Notary Public

My Commission Expires: 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Elizabeth Stockell Stubblefield ~~and husband, Jerry Stubblefield~~, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 19th day of November 2004.

Notary Public

My Commission Expires: 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Ruth Stockell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument in behalf of M.D. Cooper Stockell, III, and who acknowledged that he executed the same as the free act and deed of M.D. Cooper Stockell, III, for the purposes contained therein.

Witness my hand and seal, on this the 9th day of November, 2004.

Notary Public

My Commission Expires: 1-27-07

