Davidson County DEEDWARR
Recvd: 11/29/04 13:20 2pgs
Fees:13.00 Taxes:3307.80

20041129-0141554

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

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $894,000.00.

Deborah Hable
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 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
William D. Spencer	**Cendant Mortgage Corporation**	**157-08-A-046.00**
113 Middleton Circle	**3000 Leadenhall Road**	
Nashville, TN 37215	**Mount Laurel, NJ 08054**	

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, I,

Janean Lonsdorf, married

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

William D. Spencer and wife, Gwyn T. Spencer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 46 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, Page 900, Register's Office for Davidson County, Tennessee; superseding Middle, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, Page 257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janean Lonsdorf, married, by deed from Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary and Robin Porter Dahl.
conveyed to grantor BK 10573 Pg 607
Steven Lonsdorf joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Janean Lonsdorf.

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 **113 Middleton Circle, 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 23rd day of November, 2004.

Janean Lonsdorf

Steven Lonsdorf by Janean Lonsdorf
Steven Lonsdorf
BY: Janean Lonsdorf
His Attorney-In-Fact

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 **Janean Lonsdorf and husband, Steven Lonsdorf,** 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 **23rd** day of **November, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Janean Lonsdorf with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Steven Lonsdorf, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Steven Lonsdorf the within named bargainor(s) by the said Janean Lonsdorf as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 23rd day of November, 2004.

Linda J. Norvell
NOTARY PUBLIC

My Commission Expires: 10-3-06

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