Davidson County DEEDWARR
Recvd: 12/29/04 15:30 2pgs
Fees:13.00 Taxes:980.50

20041229-0154182

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2004.

Charlotte A. Bethel
NOTARY PUBLIC

My Commission expires: 4-16-08

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave. Ste. 940, Nashville, TN 37203

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Spadoni	America's Wholesale Lender	Map 172-14
(NAME)	(NAME)	
1117 Hunters Bow Circle	MSNSV22 P.O. Box 10212	Group A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Van Nuys, CA 91410-0212	Parcel 28
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Rebecca Hash, unmarried

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Christopher Spadoni, unmarried

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 123, as shown on the map entitled Wexford Downs, Section One, of record in Plat Book 9700, page(s) 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Hash, by deed from John J. Prospero and wife, Mailyn Prospero, of record as Instrument No. 20030728-0105493, as re-recorded as Instrument No. 20030812-0115507, dated June 26, 2003, said Register's Office.

Spouse of Rebecca Hash, if any, to convey any and all interests that he may have in the above mentioned property now and hereafter.

Declaration of Covenants, Conditions, Liens, Easements & Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10292, page 51, said Regiser's Office.

Boundary Plat of record in Plat Book 9700, page 221, said Register's Office.

Taxes for the year 2004 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1117 Hunters Bow Circle, Nashville, Tn 37211

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this ~~23rd~~ 22nd day of December, 2004

Rebecca Hash

Rebecca Hash

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rebecca Hash**, unmarried the bargainors, with whom I am personally acquainted (or proved to me in 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 office this ~~23rd~~ 22nd day of December, 2004.

My Commission expires: 4-16-08

Charlotte A. Bethel

Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.