**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 12/30/04 13:44 2 pgs
Fees:13.00 Taxes:297.85
20041230-0154827

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,500.00

Lee A. Cohen
Affiant

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of December, 2004.

Deborah J. Cohen
Notary Public
My commission expires: 9-22-2007

03-0412-32427

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Martianez Rorie	First Horizon Home Loan Corp.	131-02-0-A-092.00CO
2116 Hobbs Road, #M-5	4000 Horizon Way	
Nashville, TN 37215	Irving, TX 75063	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Spence, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Martianez Rorie, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. M-5, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and amended in Book 5200, Page 54, and as described in the Master Deed of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Spence, by deed from Suzanne Nasseh and Nader Nasseh of record in Instrument No. 20010209-0013041, Register's Office for Davidson County, Tennessee. Property is not principal residence of Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 Hobbs Road, #M-5, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 30th day of December, 2004.

John Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Spence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of December, 2004.

Notary Public
State of Tennessee at Large

My Commission expires: 6-19-07

