McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

X _____
Affiant

Subscribed and sworn to before me, this 17th day of January, 2005.

_____
Notary Public

My commission expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 01/19/05 13:57 2 pgs
Fees:13.00 Taxes:231.25

20050119-0006810

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Speshock **Tiffany Speshock**	**Randal Wilcher**	**Map 105-16, Parcel 153**
1406 McAlpine Avenue	**923 Coral Road**	
Nashville, Tennessee 37216	**Nashville, Tennessee 37204**	

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

Randal Wilcher and wife, Adele Wilcher

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

Stephen Speshock and wife, Tiffany Speshock

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:

Tract 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 25, 26 and 27, in the Plan of Corrine Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Napoleon Street, 41 1/4 feet westerly from the westerly margin of an alley which runs South from said street with the East line of said lots; thence, with the southerly margin of said street; westerly 41 1/4 feet; thence, parallel with the said alley southerly 120 feet; thence, at right angles easterly 41 1/4 feet; thence, northerly 120 feet to the beginning.

Tract 2: Land in Davidson County, Tennessee, being the most easterly end of Lots Nos. 25, 26 and part of Lot No. 27 in Corrine Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said Lots 25, 26 and 27 front 41 1/4 feet on the southerly side of Napoleon Street, and runs back between parallel lines and with the westerly margin of an alley 120 feet to a dead line.

Being the same property conveyed to Randall Wilcher and wife, Adele Wilcher, by Warranty Deed, from MC Family Partnership, Ltd., of record in Instrument # 20010102-0000473, Dated December 29, 2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 1, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (____) unimproved (__x__) property known as 508 Napoleon Avenue, 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 GRANTEES that we are 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 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/our hand(s) this 17th day of January, 2005.

Randal Wilcher

Adele Wilcher

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Randal Wilcher and wife, Adele Wilcher, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027