File #200550049	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2005. Notary Public MY COMMISSION EXPIRES: 7-23-05 (AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yuketta Langford	nBank N.A.	Map: 108-16-0
(NAME) 214 Woodmaker Court	(NAME) 136 Walton Ferry Road	Parcel 245.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TAMMY S. SPENCER, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **YUKETTA S. LANGFORD, UNMARRIED**, hereinafter called the GRANTEE, her heirs 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 all of Lot No. 124A, on the Plan of Percy Priest Woods, Section IV, Lot 111, 112, 113, 124, 125, 126, Zone Lot Division, as shown by plat appearing of record in Plat Book 6900, Page 64, revising Plat Book 6250, Page 357, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tammy S. Williams by Cash Deed for Tennessee dated June 30, 1992 of record in Book 8671, Page 562 and being further conveyed to Tammy S. Spencer by Quitclaim Deed dated January 11, 2002 of record in Instrument No. 20020214-0019806, Register's Office for Davidson County, Tennessee. The said Tammy S. Williams is one and the same person as Tammy S. Spencer.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5984, Page 865 and in Book 6020, Page 270; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7430, Page 201, Book 7430, Page 167 and in Book 6147, Page 886; Grant of Easement of record in Book 6071, Page 491; all matters shown on plat of record in Plat Book 6900, Page 64, revising Plat Book 6250, Page 357; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 214 Woodmaker Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 03/07/05 10:21 2 pgs
Fees:13.00 Taxes:388.13
20050307-0024651

Witness our hands this 1st day of March, 2005.

Tammy S. Spencer

STATE OF Tennessee

COUNTY OF Davidson

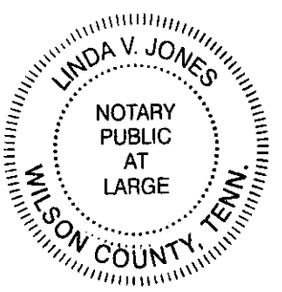
Before me, the undersigned Notary Public, personally appeared Tammy S. Spencer who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of March, 2005.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076