Return to:
File Box 9-B
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#23862

WARRANTY DEED

G-CB-05-7812

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Curley	Mortgage Capital Assoc.	
7812 River Fork Drive	(NAME) 11150 W. Olympic Blvd., #1160	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Los Angeles, CA 70064	141-15D-234 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACK R. SPENCE AND WIFE, SUZANNA K. SPENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER L. CURLEY AND WIFE, MARGARET G. CURLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 234, ON THE PLAN OF PHASE III, SHEFFIELD ON THE HARPETH, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 332, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACK R. SPENCE AND WIFE, SUZANNA K. SPENCE BY WARRANTY DEED FROM KAREN B. FINE, N/K/A KAREN B. SACKS, MARRIED, RECORDED THE 5TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011005-0108494, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 332; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; Book 7145, page 964; Book 8146, page 463; Book 6939, page 983; Book 8276, page 238, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7812 River Fork Drive, Nashville, Tennessee 37221
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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 28th day of February, 2005.

Jack R. Spence

Suzanna K. Spence

Davidson County DEEDWARR
Recvd: 03/08/05 13:46 2 pg
Fees:13.00 Taxes:915.75

20050308-0025602

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack R. Spence and Suzanna K. Spence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JANE M. SIPSY NOTARY PUBLIC EXP. APRIL 3, 2006 ATHENS-CLARKE COUNTY, GA

~~RETURN TO~~:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903