Davidson County DEEDWARR
Recvd: 04/04/05 14:22 2 pg
Fees:13.00 Taxes:501.35
20050404-0036417

THIS INSTRUMENT WAS PREPARED BY RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31 day of March, 2005.

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Steven Allen Spence
1853 Brookmeadow Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
64-16-D 74.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORA B. SEXTON, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **STEVEN ALLEN SPENCE and wife, MELANIE HELTSLEY SPENCE,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 193, on the plat of Truxton Park, Section Two, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to LORA B. SEXTON, by Warranty Deed from BEAZER HOMES COPR. d/b/a PHILLIPS BUILDERS, of record as Instrument No. 20011001-0105653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

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

This is improved property known as: **1853 Brookmeadow Lane, Hermitage, TN 37076.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 31 day of March, 2005.

LORA B. SEXTON
LORA B. SEXTON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LORA B. SEXTON**, with whom I am personally acquainted (or who proved to me 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 this 31 day of March, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY