6

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005**
(AFFIX SEAL)

L. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE G. BRYUM	PRIMETRUST BANK	**127-13-2**
(NAME) **8446 MERRYMOUNT DRIVE**	(NAME) POST OFFICE BOX 210618	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. SPENCE and MARLA K. SPENCE, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLIE G. BRYUM and LESA A. BYRUM, husband and wife,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, MERRYMOUNT ACRES, SUBDIVISION, SECTION II, A PLAT OF WHICH IS OF RECORD IN BOOK 3842, PAGE 253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NEWSOM STATION ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT; THENCE EASTWARDLY 204.38 FEET TO A POINT; THENCE SOUTHWARDLY 217.81 FEET TO A POINT IN THE NORTHERLY MARGIN OF MERRYMOUNT DRIVE; THENCE WESTWARDLY ALONG THE SAID NORTHERLY MARGIN OF SAID DRIVE 195 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS IS 25 FEET; THENCE AROUND SAID CURVE NORTHWARDLY 39.27 FEET TO A POINT IN THE EASTERLY MARGIN OF NEWSOM STATION ROAD; THENCE ALONG THE SAID EASTERLY MARGIN OF SAID ROAD 195 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. SPENCE AND MARLA K. SPENCE, HUSBAND AND WIFE BY DEED FROM ERNEST TITTLE OF RECORD IN INSTRUMENT NO. 20040622-0073757 DATED JUNE 18, 2004 AND RECORDED JUNE 22, 2004 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERNEST TITTLE BY QUITCLAIM DEED FROM JAMES E. SPENCE, RONALD W. SPENCE, KENNETH S. SPENCE AND TERESA S. SIMMONS, BEING ALL OF THE HERIS AT LAW OF VIRGINIA LAVERGNE SPENCE, DECEASED, OF RECORD IN INSTRUMENT NO. 20040520-0059381 RECORDED MAY 20, 2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☒ **property, known as** **8446 MERRYMOUNT DRIVE, NASHVILLE, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

Davidson County DEEDWARR
Recvd: 04/19/05 11:53 2 pgs
Fees:13.00 Taxes:684.50

20050419-0043398

Witness **our hands** this **13th day of April, 2005.**

JAMES E. SPENCE

MARLA K. SPENCE

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared JAMES E. SPENCE and MARLA K. SPENCE, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of April, 2005.**

Commission expires: **May 29, 2005**

I. DYKE TATUM Notary Public

DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN