83

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/05 09:56 2 pgs
Fees:13.00 Taxes:839.53
20050606-0063952

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $226,900.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 31st day of May, 2005.

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David F. Spence	Countrywide Home Loans, Inc.	155-08-0-C-007.00 CO
409 Chessington Drive	4500 Park Granada	
Nashville, TN 37221	Calabasas, CA 91302-1613	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry D. Hughes, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David F. Spence and wife, Alyson Spence**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*amended in Book 7900, Page 888,

Being Lot No. 7 on the plan of Poplar Creek Estates, Phase Two, of record in Book 6900, page 339-347,* Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 32.96 feet on the easterly margin of Chessington Court and extends back 124.61 feet on the northerly line and 163.55 feet on the southwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Larry D. Hughes, an unmarried person, by deed from Carlton W. Sandrell and Melody S. Sandrell, on June 28, 1994, of record in Book 9433, page 303, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 339-347, and revised in Book 7900, page 888-889, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7120, page 125, Register's Office Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20011017-0113305, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6662, page 433, and Book 6804, page 536; and Book 6987, page 966; and Book 7964, page 33; and Book 9472, page 824, Register's Office for Davidson County, Tennessee.

This is improved property known as: **409 Chessington Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 31, 2005.

Larry D. Hughes

Larry D. Hughes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry D. Hughes, an unmarried person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY