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|---|---|
| **This document prepared by (and after recording return to):** | |
| Name: | Consumer Trust Title & Escrow, LLC |
| Firm/Company: | |
| Address: | 219 Ward Circle |
| Address 2: | Suite 3 |
| City, State, Zip: | Brentwood, TN 37027 |
| Phone: | (615) 369-0039 |

Davidson County DEEDWARR
Recvd: 06/21/05 10:28 3 pgs
Fees:18.00 Taxes:308.21

20050621-0070917

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NANCY LEE WELCH TRUST C/O, MARYLAND W. FRANCIS, TRUSTEE**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOHN SPENCE, MARRIED,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. M-14, OF HOBBS HOUSE CONDOMINIUMS APARTMENTS, OF RECORD IN BOOK 4595, PAGE 74, AS AMENDED IN BOOK 5200, PAGE 54, SAID REGISTER'S OFFICE, AND BY MASTER DEED OF RECORD IN BOOK 5289, PAGE 515, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO NANCY LEE WELCH TRUST, MARYLAND W. FRANCIS, TRUSTEE, WILL FULL POWER TO SELL, ASSIGN TRANSFER, CONVEY MORTGAGES, AND EMCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY BY WARRANTY DEED OF CARL E. JONES DATED AUGUST 21, 1997 AND RECORDED AUGUST 22, 1997 IN BOOK 10606, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL:131-2-A-97CO

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 16th day of June, 2005.

Maryland W. Francis
Grantor
Maryland W. Francis, Trustee of the Nancy Lee Welch Trust

STATE OF Tennessee

COUNTY OF Williamson

On this 16th day of June, 2005, before me personally appeared Maryland W. Francis, Trustee of the Nancy Lee Welch Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W Davis

Commission Expires:
My Commission Expires JAN. 20, 2008

**Grantor(s) Name, Address, phone:**
Nancy Lee Welch Trust, c/o Maryland W. Francis, Trustee
137 Hillsboro Place
Nashville, TN 37215

**Grantee(s) Name, Address, phone:**
John Spence
2116 Hobbs Road, Unit M-4
Nashville, TN 37215

**SEND TAX STATEMENTS TO GRANTEE**

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $83,300.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of June, 2005

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

(Seal) My Commission Expires JAN. 20, 2009

Affiant

John Spence
Type or Print Name

Notary Public

My commission expires:

W. Davis
Type or Print Name