Davidson County DEEDWARR
Recvd: 07/08/05 10:16 2 pgs
Fees:13.00 Taxes:810.30

20050708-0079069

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

WARRANTY DEED

PAMELA D. YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-PR-05-0208

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Thomas Howell	CTX Mortgage Company, LLC	
208 Scarlet Ridge Ct.	(NAME) 801-94th Avenue North, Suite 100	181.10-0A-056.00 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) St. Petersburg, FL 33702	
(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 JOHN A. SPANN, IV AND WIFE, KRISTY MARIE SPANN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY THOMAS HOWELL, 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:

Being Lot Number 217 on the Plan of First Revision Final Plat Phase Two Autumn Oaks Subdivision of record in Book 11700, pages 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John A. Spann IV by deed from Corinthian Custom Homes, Inc., dated January 30, 2003 and filed of record as Instrument No. 20030203-0014289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Kristy Marie Spann, wife of John A. Spann, IV, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 208 Scarlet Ridge Ct., Brentwood, Tennessee 37027
(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 30th day of June, 2005.

John A. Spann, IV

Kristy Marie Spann by John A. Spann IV attorney in fact

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

I, Pamela Jo Yates, a Notary Public of the County and State first above written, do hereby certify that John A. Spann, IV personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2005.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of June, 2005, before me personally appeared John A. Spann, IV to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristy Marie Spann, and who acknowledged that she executed the same as the free act and deed of the said Kristy Marie Spann by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 3-22-08

Pamela Jo Yates
Notary Public

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959