BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY EXP 4/4/07

Davidson County DEEDWARR
Recvd: 07/29/05 11:10 2 pgs
Fees:13.00 Taxes:371.85

20050729-0088862

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Marie DeLoach	First Horizon Home Loan Corporation	Map 72-13
(NAME)	(NAME)	Parcel 415
1115 Douglas Avenue	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75063	
(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, **JOSEPH SPENCE AND WIFE, DONNA SPENCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY MARIE DELOACH,** 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 the westerly 50 feet of Lot No. 4 in Sharpe & Horn's Fourth Addition to Nashville of record in Plat Book 161, page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 50 feet on the northerly side of Hinton Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Joseph Spence and Donna Spence by deed dated May 30, 2003 from Pauline Brady Goodwin of record in Instrument #20030620-0085470, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 161, page 172, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1115 Douglas Avenue, Nashville, TN 37206

(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.

Witness our hands this 28th day of July, 2005.

Joseph Spence By Joseph Spence, Attorney in Fact

Donna Spence By Joseph Spence, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2005, before me personally appeared Joseph Spence, to me known to be the person who executed the foregoing instrument on behalf of Joseph Spence and Donna Spence and acknowledged that he executed the same as the free act and deed of Joseph Spence and Donna Spence.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
EXP 11/24/07
PUBLIC AT LARGE
DAVIDSON COUNTY, TENN