WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Spencer, Sr. (NAME)	Fremont Investment And Loan (NAME)	51-15-29.00
1524 Oakland Acres Drive (ADDRESS)	4343 Anchor Plaza Pkwy., Ste.150 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Tampa, FL 33634 (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, Thomas F. Hire and wife, Patricia T. Hire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Spencer, Sr. and wife, Sylvia Spencer

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:

Property located at: 1524 Oakland Acres Dr, Davidson County, Madison, TN 37115
AND:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Oakland Acres, Section II, as of record in Plan Book 3700, page 26, Register's Office for said County, more particularly described as follows:

Beginning at a point in the west margin of Oakland Acres Drive, the common front corner of Lots Nos. 24 and 25 on said plan; thence along the dividing line between said two lots, westwardly 194.84 feet to a point; thence southwardly 195.36 feet to a point in the north margin of Walton Lane; thence with the margin of same, eastwardly 170.01 feet to a point which is the beginning of a curve; thence around said curve 39.26 feet to a point in the west margin of Oakland Acres Drive; thence with the margin of said drive, northwardly 168.0 feet to the point of beginning.

Being the same property conveyed to Thomas F. Hire and wife, Patricia T. Hire by deed dated 03-31-67, from Willis Wendell Sanders and wife, Helen Y. Sanders, filed for record on 04-21-67, in Book 4123, page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1524 Oakland Acres Drive, Madison, Tennessee 37115
(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 hand s this 2nd day of August, 2005

Thomas F. Hire

Patricia T. Hire

Patricia T. Hire

Davidson County DEEDWARR
Recvd: 08/09/05 10:08 2 pg
Fees:13.00 Taxes:791.80

20050809-0094039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Hire and wife, Patricia T. Hire

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 2nd day of August, 2005.

Commission expires 8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public