WARRANTY DEED

G-CD-05-2949

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Curtis J Hagenau
Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-08

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires APRIL 25, 2008

Davidson County DEEDWARR
Recvd: 08/10/05 12:01 2 pgs
Fees:13.00 Taxes:980.13

20050810-0094737

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE SERVICES, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis J. Hagenau	Suntrust Mortgage, Inc.	
2949 Primrose Circle (ADDRESS)	2014th Avenue North, 7th Floor (ADDRESS)	117-04-357.00
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 ROBERT VANDERSPEK AND WIFE, MARY MORAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CURTIS J. HAGENAU AND SUSAN LINKLATER, 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:

Joint Tenants with the Right of Survivorship

BEING LOT NO. 16 OF BLOCK "C" ON THE MAP OF BELMONT TERRACE ANNEX, NO. 4, OF RECORD IN BOOK 974, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 16 FRONTS 65 FEET ON THE NORTHEASTERLY SIDE OF PRIMROSE CIRCLE AND RUNS BACK BETWEEN LINES, 164 FEET ON THE NORTHWESTERLY LINE OF 175.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT VANDERSPEK, UNMARRIED BY WARRANTY DEED FROM MARTIN A. DIAMOND AND WIFE, PAULA N. DIAMOND, RECORDED THE 19TH DAY OF JULY, 1976 IN DEED BOOK 5047, PAGE 247, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Robert Vanderspek having since married Mary Moran. Mary Moran joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 974, page 97; Book 1174, page 492 and Book 1191, page 223, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2949 Primrose Circle, Nashville, Tennessee 37212
(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 4th day of August, 2005.

Robert Vanderspek

Mary Moran

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Vanderspek and Mary Moran, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903