Davidson County DEEDWARR
Recvd: 04/04/06 08:41 2 pgs
Fees:13.00 Taxes:991.60

20060404-0037954

# WARRANTY DEED

G-FCP-06-1309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

Subscribed and sworn to before me this 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA HOLT NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anderson Williams | Access National Mortgage | |
| 1309 McChesney Avenue | (NAME) 1800 Robert Fulton Drive, Suite 350 | 72-3-94 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Reston, VA 20191 | |
| (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 MATTHEW SPAULDING AND WIFE, DEBORAH SPAULDING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDERSON WILLIAMS AND WIFE, KATHLEEN WILLIAMS, 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:

Land in Davidson County, Tennessee, being Lot 209, INGLEWOOD PLACE, as shown on plat of record in Plat Book 332, Page 101, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Spaulding and wife, Deborah Spaulding by Warranty Deed from Rita A. Fie, unmarried, recorded on the 16th day of April, 2004 in Instrument No. 20040416-0043241, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved ( X ) property, known as 1309 McChesney Avenue, Nashville, Tennessee 37216
(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 31st day of March, 2006.

Matthew Spaulding

Deborah Spaulding

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Spaulding and Deborah Spaulding, 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 31st day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

