4086

FILE NO: 2006051

**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME) Bobby J. Spence | (NAME) Mortgage Services | Map/Parcel 96-9-165 |
| (STREET ADDRESS) 2811 Emery Drive | (STREET ADDRESS) 2001 Bishops Gate Blvd | |
| (CITY) Nashville (STATE) Tennessee (ZIP) 37214 | (CITY) Mount Laurel (STATE) NJ (ZIP) 08054 | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **IRIS A. HORTON and husband, HORTON W. HORTON,** have this day bargained and sold, and do hereby transfer and convey unto the said **BOBBY J. SPENCE and wife, LAURA G. SPENCE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all of Lot No. 9, Twin Lawn Subdivision, as shown by plat and survey of record in Plat Book 2331, page 9, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Iris A. Horton, a married person, by deed of record in Instrument #20020906-0108468, Register's Office, Davidson County, Tennessee.

Horton W. Horton, spouse, of the above named Iris A. Horton joins in this Deed for the purpose of conveying his interest, if any in and to the above-described property, including homestead and any marital rights.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $135,000.00.

Subscribed and sworn to before me this the 27th day of April, 2006.

Affiant

My commission expires: _____

Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN My Commission Expires JUL 25, 2009

This is improved property known as 2811 Emery Drive, Nashville TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 27th day of April, 2006.

Iris A. Horton

Horton W. Horton

Davidson County DEEDWARR
Recvd: 04/28/06 15:37 2 pgs
Fees:13.00 Taxes:499.50

20060428-0049150

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IRIS A. HORTON and husband, WADE HORTON** the within named bargainor, 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 Nashville, Tennessee, this 27th day of April, 2006.

Kay B. Housch, Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2008

**ENCUMBRANCES:**

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 2331, page 9, Register's Office, Davidson County, Tennessee.