Davidson County DEEDWARR
Recvd: 07/20/06 14:32 2 pgs
Fees:13.00 Taxes:166.50

20060720-0087858

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

**WARRANTY DEED**

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Henrietta Farmer**<br>**200 Cude Lane**<br>**Madison, TN 37115** | New Owner<br>309 DRY CREEK RD.<br>GOODLETTSVILLE, TN 37072 | **Map 34 Parcel 35.00** |

FOR AND IN 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,

**Maurice A. Spence and wife, Robin D. Spence**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Henrietta Farmer** AND HAL T. FARMER

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: 200 Cude Lane, Davidson County, Madison, TN 37115 AND:**

**Beginning at a point on the westerly margin of Cude Lane at the southeast corner of the Lloyd B. Smith land, being approximately 1800 feet from Gallatin Pike; thence with the Smith's southerly line, south 44 degrees 17' west 382.2 feet to a point in the north line of Lot 36 of Shepherd Hills Subdivision, Section II, not of record; thence with the north line of said lot, North 66 degrees 44' East 382.5 feet to the westerly margin of Cude Lane; thence with the margin of the same northwestwardly, along a slight curve, 150 feet to the beginning, being triangular in shape.**

**Being the same property conveyed to Maurice A. Spence and Robin D. Spence on 01/11/01, by deed from Carlyle D. Apple and Carl D. Apple and filed for record on 01/23/01 in Instrument No. 200101230006972, said Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **200 Cude Lane, Madison, TN 37115**
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 12th day of July, 2006.

**Maurice A. Spence**

**Robin D. Spence**

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 **Maurice A. Spence** and wife, **Robin D. Spence** the bargainor(s) 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 at Old Hickory, Tennessee, this 12th day of July, 2006.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

R.S.