20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 14:55 2 pgs
Fees:13.00 Taxes:786.99

20060912-0113040

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 212,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF September 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 170, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger E. Senechal (NAME)	New Owner (NAME)	MAP 8
20 Winchester Ave. (ADDRESS)	20 Winchester Ave. (ADDRESS)	PARCEL 149
Auburn, MA 01501 (CITY) (STATE) (ZIP)	Auburn, MA 01501 (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 A. Spence and wife, Amy C. Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger E. Senechal and wife, Diana J. Senechal

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Lovell Bess Subdivision, Second Civil District of Davidson County, Tennessee, as shown of record in Book 5060, Page 128, Registr's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas A. Spence and wife, Amy C. Spence by Warranty Deed dated October 28, 2005, from Sharon Lee Basham, now being Sharon L. Shackelford and husband, Dale Shackelford, of record by Instrument No. 20051101-0132111 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sharon Lee Basham by Quitclaim Deed from William Ray Basham, of record in Book 9672, Page 115, Register's Office for Davidson County, Tennessee, dated May 9, 1995.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 7601 Harper Road, Joelton, TN 37080
(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 5th day of September, 2006

Thomas A. Spence

Amy C. Spence

Amy C. 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 Thomas A. Spence and wife, Amy C. Spence, 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 Goodlettsville, Tennessee, this 5th day of September, 2006.

Commission expires 11/24/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires NOV. 24, 2007

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