Davidson County DEEDWARR
Recvd: 10/13/06 14:48 2 pgs
Fees:13.00 Taxes:451.03

20061013-0127595

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138
NOV. 0575

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
$ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of October, 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
Sarah Kelly Shay **3437 New Towne Drive** **Antioch, TN 37013**	**New Owner**	**150-Group 11-106.00**

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,

Daryl Spicer, married

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

Sarah [redacted] Shay, unmarried

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:

The following described real property situated in the county of Davidson, State of Tennessee:

Being Lot No. 219 on the Plan of Towne Village of the County, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Aundrea Johnson, dated 06/26/03, by Warranty Deed from Brandon L. Nodine and Kristie N. Maiette Nodine, and filed for record on 07/11/03, in Instrument Number 20030711-0096426, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer, dated 06/23/06, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, and filed for record on 06/23/06, in Instrument Number 20060623-0075098, in the Register's Office for Davidson County, Tennessee.

Said property was for investment purposes only and was not the residence of the Grantor or spouse of the Grantor.

Unimproved ( )

This is improved (X) property known as **3437 New Towne Drive, Antioch, TN 37013**

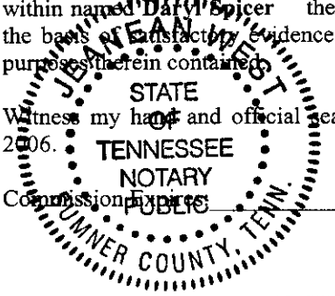
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 10th day of October, 2006.

Daryl Spicer

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 **Daryl Spicer** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he** executed the within instrument for the purposes therein contained.



Witness my hand and official seal at Davidson Co. , Tennessee, this 10th day of October, 2006.

Commission Expires:

Notary Public

My Commission Expires JULY 22, 2009