WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,200.00.**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 13 DAY OF ~~AUGUST~~ September 2006.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/23/06 14:52 2 pgs
Fees:13.00 Taxes:663.04
20061023-0131280

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Angela K. Spencer	**same**	
109 Digby Ct.		**026030001.00**
Goodletsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF **$179,200.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Gwendolyn Blackman

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

Angela K. Spencer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN Davidson COUNTY, STATE OF **Tennessee**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 303, on the Plan of Subdivision of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 845. Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gwendolyn Blackman by Warranty Deed from Jeffery J. Offutt and wife Cheryl M. Offutt dated 09-27-01, and filed for record on 09-28-01 in Instrument No. 20010928-0105228, said Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed of record on 10/23/06, in Instrument # 20061023-0131279, said Register's Office.

( )Unimproved

(X) Improved property is known as: **109 Digby Ct.**
Goodletsville, TN 37072

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 not 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 ever 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 my hand this 13 day of **September, 2006.**

Gwendolyn Blackman by T. Cooper ATT IN FACT

Gwendolyn Blackman by Tony Cooper Attorney-in-fact

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, Tony Cooper, the named bargainor(s), with whom I am personally acquainted and/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 Davidson County, **Tennessee.**

This 13 day of **September, 2006.**

Notary Public

My Commission Expires: 3/17/07

STATE OF **TENNESSEE**
COUNTY OF Davidson

On this 13 day of September, 2006, before me personally appeared Tony Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gwendolyn Blackman, and who acknowledged that he executed the same as the free act and deed of Gwendolyn Blackman.

Witness my hand and official seal.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 3/17/07