THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14921

Davidson County DEEDWARR
Recvd: 01/19/07 10:38 2 pgs
Fees:13.00 Taxes:595.70
20070119-0007787

Property Address:
617 Albany Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason W. Spavins and wife, Tanya B. Spavins**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Dollie K. Forewright**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 245 on the Plan of Tulip Grove Subdivision, Section 4, as shown by plat of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Billy Powell and wife, Tanya Powell, dated May 19, 2003, and recorded June 5, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200306050077384.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is **joined by both Husband and Wife.**

WITNESS Grantors' hands this 17th day of January, 2007.

Jason W. Spavins by Tanya B. Spavins, AIF {Seal}
Attorney in Fact

Tanya B. Spavins {Seal}
Tanya B. Spavins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the17th day of January 2007, before me personally appeared Tanya B. Spavins, 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 Jason W. Spavins as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Jason W. Spavins

.

NOTARY PUBLIC
My Commission Expires:

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

State of TENNESSEE
County of DAVIDSON

On this the 17th day of January, 2007, before me, the undersigned officer, personally appeared Tanya B. Spavins, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $161,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th of January, 2007.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Dollie K. Forewright

617 Albany Dr.

Phone: Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans, Inc.
280 N Gallatin Road
Suite 280
Madison, TN 37115

Tax Parcel ID#: 075.04-0-044.00