Davidson County DEEDWARR
Recvd: 03/05/07 09:26 2 pgs
Fees:13.00 Taxes:377.40

20070305-0026454

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $102,000.00

AFFIANT

Subscribed and sworn to before me this 1st day of March 2007

NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
SSS Properties P.O. Box 291343 Nashville, TN 37229	SAME	53-3-176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Patricia Ann Spencer ("Grantor") does hereby bargain, sell, transfer and convey unto **SSS Properties, a Tennessee general partnership** ("Grantee") its successors and representatives, all of her right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 221, Section B, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, fronting 89.9 feet on Jones Street, containing 0.24 acres, more or less.

Being the same property conveyed to Patricia Ann Spencer by Deed of record in Book 7097, page 248, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **SSS Properties**, its successors and representatives, forever.

AND **Patricia Ann Spencer** does hereby covenant with **SSS Properties**, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Patricia Ann Spencer** does further covenant and bind her heirs and assigns, to warrant and forever defend the title to said land to **SSS Properties**, its successors and representatives against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1304 Jones Street, Old Hickory, TN 37138

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of March, 2007.

Patricia Ann Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Patricia Ann Spencer, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010