Davidson County DEEDWARR
Recvd: 04/17/07 11:16 2 pg
Fees:13.00 Taxes:763.87

20070417-0045695

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RETURN TO:
VICTORY TITLE & ESCROW, LLC
468 Wexford Downs Lane
Nashville, TN 37211
VT0730045

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $206,450.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 11-04-08

ELAINE MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

06-0703-72676

Address of New Owner:	Send Tax Bills to:	Tax Information
David J Griffin	COUNTRYWIDE HOME LOANS INC	097-04-0 061.00
6003 Port Anadarko Trail	3011 ARMORY DR, # 120	
Hermitage TN 37076	NASHVILLE, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glenn P. Spangler and Bernice P. Spangler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Jason Griffin and wife, Audrey Campbell Griffin, hereinafter called the Grantees, their successors 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. 111, on the Plan of Section Two, Lake Park, of record in Book 4300, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn P. Spangler and wife, Bernice P. Spangler by deed from Stephen H. Harmon and wife, Carole A. Harmon, dated July 18, 1980, recorded July 22, 1980, of record in Book 5627, Page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6003 Port Anadarko Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of April, 2007.

Glenn P. Spangler

Bernice P. Spangler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glenn P. Spangler and Bernice P. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13th day of April, 2007.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08