THIS INSTRUMENT PREPARED BY:
BURKHALTER & MOSER, PC
STEEPLECHASE TITLE
1230 2ND AVENUE SOUTH
NASHVILLE, TN 37210

Mail Recorded Document Back To:
Steeplechase Title
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Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 04/30/07 13:49 2 pgs
Fees:13.00 Taxes:425.50

20070430-0051223

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me 04/13/2007
Davidson County, Tennessee.

Notary Public

My Commission Expires: _____

ERIN D. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

WARRANTY DEED

ADDRESS NEW OWNER:
Michael W. Cobb
112 Shannon Avenue
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
043-01-0-099.00

THIS INDENTURE, made 12th day of April, 2007, between Tabitha Spencer, unmarried, First Party, and Michael W. Cobb and Alexandra Beasley, unmarried, Second parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

Real Property Located in Davidson County, Tennessee, and being described as follows, to-wit:

Being the West 75 feet of the North 394 feet Lot No. L (erroneously typed as "Lot No. 1" in prior deed of record) on the Map of the W. P. Ready Subdivision of the E. H. Thorton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee. Said part of lot fronts 7 feet on the south side of Shannon Avenue and runs back between parallel lines 394 feet to a dead line.

BEING the same property conveyed to Tabitha Spencer, by deed of record in instrument number 20060323-0033462 dated March 14, 2006, Register's Office for Davidson County , Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties her heirs and assigns forever.

And said First Party, for their and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2007, which are to be prorated between the Party as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands, and seals the day and year first above written.

Tabitha Spencer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tabitha Spencer, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, 13th day of April, 2007

NOTARY PUBLIC

My Commission Expires:_____

ERIN D. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010