Davidson County DEEDWARR
Recvd: 09/14/07 08:39 2 pgs
Fees:13.00 Taxes:236.80
20070914-0110158

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Daryl Spicer
116 Bland Drive
Mt. Juliet, TN 37122

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 072-11-0,
PARCEL 146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Phillip Lee Jones, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daryl Spicer and wife, Dina Spicer, an undivided ½ interest and R. Brian Oldham and wife, Jennifer Oldham, an undivided ½ interest,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 172 on the Map Showing Subdivision Of The Waters Place on Maxey Lane, as of record in Plat Book 332, Pages 136 & 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Lee Jones by deed from Harry Clinton Lehman a/k/a Harry C. Lehman and wife, Esta M. Lehman, dated April 30, 1993 and of record in Book 8936, Page 773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the plan of record in Plat Book 332, Pages 136 & 137, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **2010 Riverside Drive, Nashville, TN 37216.**

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 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 forever 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 our hands this 11th day of September, 2007.

Phillip Lee Jones

Phillip Lee Jones

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip Lee Jones, an unmarried man, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2007.

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $64,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of September, 2007.

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE