WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/07 09:35 3 pgs
Fees:18.00 Taxes:59.20
20071024-0125641

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$16,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of October, 2007

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
R. Spencer Construction	SAME	093-16-0-378.00
104 Meredith Ave		
Nash TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quincy Corbitt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **R. Spencer Construction**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots No. 26 and 27 on the plan of Hermitage Addition to Nashville, Tennessee, of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots No. 26 and 27 beginning at a point in the northerly margin of said Lot No. 26, 110 feet west of Decatur Street, and runs thence 40 feet in a westerly direction along said northerly margin of lot no. 26 to an alley; thence at right angles in a southerly direction along the southerly margin of said alley to Meredith Street; thence in a northeasterly direction along the northerly margin of Meredith Street 48 feet to a point; thence in a northerly direction to a point in the northerly margin of lot no. 26, 110 feet west of Decatur Street, being the point of beginning.

Being the same property conveyed to Quincy Corbitt, by deed from Teena Colebrook, on October 4, 2007, of record in Instrument Number 20071015-0122004, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 42 & 43, Register's Office Davidson County, Tennessee.
- Easement of record in Book 9080, page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Meredith Ave., Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 22, 2007.

Quincy Corbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Quincy Corbitt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 22, 2007

My commission expires 4/8/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

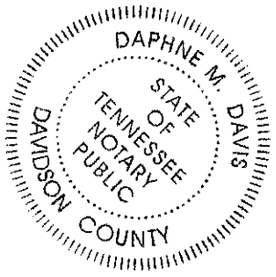
Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)