Davidson County DEEDWARR
Recvd: 11/14/07 12:09 2 pgs
Fees:13.00 Taxes:328.93

20071114-0133607

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,900.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2007.

Notary Public
My commission expires: 7-24-10

15-0709-151242

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Wendy L. Spence<br>802 N. 6th Street<br>Nashville TN 37206 | New Owner | 82-07-0-468 |

**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, Ernest Harrell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wendy L. Spence, a single woman, 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. 3, on the Plan of Arrington Heights, of record in Book 3106, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda F. Collins by deed from Community Money Center, Inc., dated January 31, 1991, recorded February 1, 1991, of record in Book 8285, Page 244, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association aka Fannie Mae by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee, dated December 8, 2005, recorded December 16, 2005, of record in Instrument No. 20051216-0151011, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ernest Harrell and Steven Harrell by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated September 18, 2006, recorded September 18, 2006, of record in Instrument No. 20060918-0115175, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ernest Harrell, a married man, from Ernest Harrell and Stephen Harrell by Quit Claim Deed dated October 2, 2007, recorded 11-14-07, of record in Instrument No. 20071114-0133607, Register' 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.

Margaret Harrell, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 802 N. 6th Street, Nashville, TN 37206

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 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 26th day of October, 2007.

Ernest Harrell

Margaret Harrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ernest Harrell and Margaret Harrell, 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 Hermitage, TN, this 26th day of October, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal
but could not be re

Bill Garr
Davidson County Re

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212