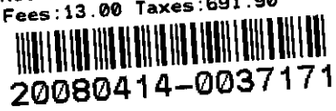


Davidson County DEEDWARR
Recvd: 04/14/08 08:41 2 pgs
Fees:13.00 Taxes:691.90



20080414-0037171

State of Tennessee
County of Sumner
The actual consideration or value whichever is
Greater, for this transfer is $ 187,000.00

Affiant

Subscribed and sworn to before me, this the
11th day of ~~February~~ April, 2008

Notary Public

My Commission Expires: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Nancy M. Comstock	Magna Bank	33-14-39
207 Northwind Drive	P. O. Box 17257	
Goodlettsville, TN 37072	Memphis, TN 38187	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Joseph A. Spicer and wife Juanita Spicer** said Grantor does hereby bargain, sell, transfer and convey unto hereinafter **Nancy M. Comstock and Eduardo Parra Joint Tenants with Right of Survivorship** 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:

LAND in Davidson County, Tennessee, being Lot No. 73, on the Plan of Pleasant Hills Addition, as shown on plat of record in Plat Book 3300, page 7, in the Register's Office for Davidson County, Tennessee, ~~and being more particularly described as follows:~~ to which plan reference is hereby made for a more complete description.

~~Said Lot No. 73 fronts 94.5 feet on the easterly side of Northwind Drive and extends back 230.1 feet on the north line and 228.1 feet on the south line, to a dead line in the rear on which it measures 87.8 feet.~~

Being the same property conveyed to Joseph A. Spicer and Juanita Spicer in Instrument 20021111-0139078 recorded 11/11/2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 207 Northwind Drive , Goodlettsville, TN 37072

(X) Improved ( ) Unimproved

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 my hand this 7th day of April, 2008.

Joseph A. Spicer

Juanita Spicer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of April, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph A. Spicer and wife Juanita Spicer to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~his~~ their free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of April, 2008.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075