Davidson County DEEDWARR
Recvd: 06/09/08 11:22 2 pg
Fees:13.00 Taxes:458.80

20080609-0058936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2008.

Notary Public

My COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ALISON L. RUTLEDGE
DAVIDSON COUNTY, TN
My Commission Expires May 25, 2009

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-VRE-08-712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean DeGuire	Regions Bank d/b/a Regions Mortgage	
712 South 14th Street	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35244	94-1-231.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRYAN G. SPRAGUE AND WIFE, STEPHANIE A. SPRAGUE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN DEGUIRE, DARYL DEGUIRE AND DEBBIE DEGUIRE, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO-WIT: BEING LOT NO. 131 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINS ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 131 FRONTS 50 FEET ON THE WEST SIDE OF SOUTH FOURTEENTH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 153 FEET TO AN ALLEY. INCLUDED BUT EXPRESSLY EXCLUDED IS THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD BY INSTRUMENT NO. 20040505-0051415 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: RIGHT-OF-WAY ACQUISITION: BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY SHOWN ON TAX MAP 094-01, AS PARCEL 231.00, SAID POINT BEING ON THE PRESENT WESTERLY R-O-W OF SOUTH 14TH STREET, 23.10 FEET LEFT OF STA. 14+58.56 OF PROJECT 03-M-29 ON FILE AT THE PUBLIC WORKS DEPARTMENT OF DAVIDSON COUNTY, TN., SAID POINT BEING THE POINT OF BEGINNING.
THENCE: LEAVING THE PRESENT R-O-W OF SOUTH 14TH STREET, ALONG THE SOUTHERN LINE OF THE ABOVE MENTIONED PARCEL, NORTH 83 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE: LEAVING THE SOUTHERN LINE OF THE &AACUTE;BOVE MENTIONED PARCEL, WITH THE PROPOSED R-O-W OF SOUTH 14TH STREET, NORTH 06 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT SAID POINT BEING IN THE NORTHERN LINE OF THE ABOVE MENTIONED PARCEL; THENCE: WITH THE PARCELS NORTHERN LINE SOUTH 83 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE ABOVE MENTI&OUML;NED PARCEL AND ALSO BEING ON THE PRESENT WESTERLY R-O-W OF SOUTH 14TH STREET; THENCE: WITH THE PRESENT WESTERLY R-O-W OF SOUTH 14TH STREET SOUTH 06 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINS 250 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS. TEMPORARY CONSTRUCTION EASEMENT: BEI
NG A STRIP OF LAND 21.00 FEET IN WIDTH AND 50.00 FEET IN LENGTH STARTING AT 28.10 FEET LEFT OF STA. 14+58.53 RUNNING PARALLEL AND PERPENDICULAR TO THE PROPOSED RIGHT-OF-WAY OF SOUTH 14TH STREET AND OF THE ABOVE MENTIONED PORTION OF LAND; SAID PORTION OF LAND CONTAINS 1,050 SQUARE FEET, OR 0.0241 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRYAN G. SPRAGUE AND WIFE, STEPHANIE A. SPRAGUE BY WARRANTY DED FROM DANNY RAY REYNOLDS, SR. AND RANDALL WADE REYNOLDS, SR. RECORDED APRIL 25, 2006 IN INSTRUMENT NO. 20060425-0047094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD INBOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 712 South 14th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of June, 2008.

Bryan G. Sprague by Maggie Flomerfelt Atty in Fact
Bryan G. Sprague

Stephanie A. Sprague by Maggie Flomerfelt Atty in Fact
Stephanie A. Sprague

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2008, before me personally appeared Maggie Flomerfelt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bryan G. Sprague and wife, Stephanie A. Sprague and who acknowledged she executed the same as the free act and deed of the said Bryan G. Sprague and wife, Stephanie A. Sprague.

Witness my hand and official seal, this the 6th day of June, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/21/08

RETURN TO:
Rudy Title Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903