Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My commission expires: 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Davidson County DEEDWARR
Recvd: 08/06/08 09:55 2 pgs
Fees:13.00 Taxes:406.63
20080806-0080926

04-0807-53276

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary E. Spencer	New South Federal Savings Bank	049-00-0 325.00
3819 Whites Creek Pike	213 Overlook Circle, Ste. A4	
Nashville TN 37207	Brentwood, TN 37027	

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, Troy B. Vance, unmarried and Terry Eugene Wilkes, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary E. Spencer, 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:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee lying generally on the north side of Whites Creek Pike and west of Green Lane and being more particularly described as follows, to-wit:

Beginning at an existing concrete monument on the north margin of Whites Creek Pike, said monument being 4500 feet, more or less, west of the centerline of Green Lane; said point also being on the westerly boundary of Raymond G. Ray of record in Book 8551, Page 803, Register's Office for Davidson County, Tennessee; thence continuing with said North margin of Whites Creek Pike North 45 degrees 14 minutes 28 seconds West 160.00 feet to an iron pin set; thence leaving said North margin and with the easterly boundary of Frances Gore of record in Will Book 70, Page 387, Probate Office for Davidson County, Tennessee, North 39 degrees 58 minutes 10 seconds West 536.20 feet to an iron pin set; thence South 50 degrees 01 minutes 50 seconds East 160.99 feet to an iron pin set on the westerly boundary of the aforementioned Raymond G. May; thence continuing with said Ray's west boundary South 39 degrees 58 minutes 10 seconds West 276.00 feet to an existing iron pipe; thence South 40 degrees 17 minutes 40 seconds West 273.56 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 2.00 acres.

Land being also known as:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Frances Gore Property, of record in Book 7900, Page 919, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Troy B. Vance and wife, William R. Wilkes by deed from Jewel Frances Gore, dated May 31, 1996, recorded June 6, 1996, of record in Book 10076, Page 941, Register's Office for Davidson County, Tennessee. The said William R. Wilkes having since died on March 15, 2006, leaving a Last Will and Testament which was probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-541, which devised subject property to Terry Eugene Wilkes.

Further being the same property conveyed to Terry Eugene Wilkes, individually by Quitclaim Deed from Terry Eugene Wilkes, Executor of the Estate of William Richard Wilkes, deceased, dated April 28, 2006, recorded May 23, 2006, of record in Instrument No. 20060523-0060674, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Troy B. Vance and Terry Eugene Wilkes by Quitclaim Deed from Ruth Cook, dated April 20, 2006, recorded October 26, 2007, of record in Instrument No. 20071026-0126504, Register's Office for Davidson County, Tennessee.

Grantors herein make oath that the property herein described has neither been used as their marital residence nor as the principal residence of their spouse and/or dependents.

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.

This property is improved property known as 3819 Whites Creek Pike, Nashville, TN 37207

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 land 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 1st day of August, 2008.

Troy B. Vance

Terry Eugene Wilkes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Troy B. Vance and Terry Eugene Wilkes, 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 Smyrna, TN, this 1st day of August, 2008.

Notary Public
State of Tennessee at Large

My Commission expires 10-17-2009

