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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 29375-02-2010**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $648,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 8th day of March, 2010.<br><br>Notary Public<br><br>My Commission Expires: May 8, 2012 |

BOX 50-B
PREPARED BY: RETURN
BANKERS TITLE & ESCROW COF
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Elizabeth T. Spencer<br>3429 Love Circle<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>~~NEW OWNER~~<br>Franklin American Mtg Co<br>501 Corporate Centre Dr, Ste 400 Franklin, TN 37067 | **Tax Information:**<br>Map and Parcel No.:<br>104 06 0 114.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara J. Browning, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth T. Spencer, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3429 Love Circle, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

David Kazmerowski, husband of Barbara J. Browning joins in the execution of this Deed for the purpose of conveying his marital rights, if any, in subject property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 8th day of March, 2010.

Barbara J. Browning

David Kazmerowski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara J. Browning and David Kazmerowski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2010.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans: T20100014266 DEEDWARR
Recvd: 03/10/10 10:54 2 pgs
Fees: 13.00 Taxes: 2397.60

20100310-0018407

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 91 and the easterly 50 feet of Lot No. 92 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lot and portion thereof adjoin and together front 110 feet on the northerly margin of Love Circle and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Vincent W. Marshall and wife, Barbara J. Browning by deed dated June 14, 1999 from James A. Griffith, Jr., unmarried of record in Book 11541, page 89, Register's Office for Davidson County, Tennessee. Being further conveyed to Barbara J. Browning by Quitclaim deed dated September 29, 2000 from Vincent W. Marshall of record in Instrument No. 20001127-0116106, said Register's Office.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.
3. Easement for sewer purposes of record in Book 1118, page 690, Register's Office for Davidson County, Tennessee.