BILL GARRETT, Davidson County
Trans:T20100054015 DEEDWARR
Recvd: 08/30/10 15:05 2 pgs
Fees:13.00 Taxes:116.55
20100830-0068733

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ray Morales
P.O. Box 266
Madison, TN 37116

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 043-11-0
PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Arthur C. Spain and wife, Dottie C. Spain,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ray Morales, unmarried**, hereinafter 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:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 68 of an unrecorded plan of Tracts 1 and 13 of Anderson Estates, described according to a survey of said unrecorded plan made by Anderson McGee Surveyors, August 5, 1945 as follows:

Beginning at a point in the easterly margin of McArthur Drive, being the common corner of Lots Nos. 67 and 68 of said unrecorded plan; thence southerly along the easterly margin of McArthur Drive 65 feet to the corner of Lots Nos. 68 and 60; thence easterly with the dividing line between said two lots and parallel with the southerly margin of Roosevelt Avenue 136 feet to the common corner of Lots Nos. 32, 33, 68, and 69; thence northerly with the dividing line between Lots Nos. 63 and 68, and parallel with McArthur Drive, 63 feet to the common corner of Lots Nos. 33, 34, 67, and 68 of said unrecorded plan; thence westerly with the dividing line between Lots Nos. 67, and 68 and parallel with Roosevelt Drive, 136 feet to the easterly margin of McArthur Drive, the point of beginning.

Being the same property conveyed to Arthur C. Spain and wife, Dottie C. Spain by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 21, 2010 and filed of record in Instrument No. 20100521-0039461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements of record in Book 1196, Page 207, covenants conditions and all matters, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **221 McArthur Drive Madison, TN 37115.**

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 and assigns, forever; and we do covenant 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 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 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 our hands this 17th day of August, 2010.

Arthur C. Spain

Dottie C. Spain

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arthur C. Spain and wife, Dottie C. Spain, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2010.

NOTARY PUBLIC

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/14

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration ~~or value,~~ whichever is greater for this transfer is $31,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2010.

NOTARY PUBLIC

JANEL L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 3/21/11