WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110021564 DEEDWARR
Recvd: 04/12/11 12:52 1 pgs
Fees:13.00 Taxes:240.50
20110412-0028192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIARA D. FORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1 Nb Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Spicer and Juanita Spicer	Joseph Spicer and Juanita Spicer	081-14-0-047
(NAME) 2414 Scovel A&B	(NAME) 2414 Scovel A&B	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jean G. Reed, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Spicer and Juantia Spicer, 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:

Land in Davidson County, Tennessee, being Lot(s) 29 and a part of Lot 28, as shown on the map entitled Map of F. T. Holmans' Subdivision of Lots 41-42-43 Boyd McNairy's Plan, of record as Plat Book 161, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 29 and part of Lot 28 front 52 feet on the northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.
Being the same property conveyed to Jean Galloway-Reed by Quitclaim Deed of record in book 8221 page 981, Registers Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 2414 Scovel A&B, Nashville, TN
(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 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 my hand this 31st day of March, 2011.

Jean G. Reed
Jean G. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the above county and state, appeared the above mentioned people, personally known to me to be the person (or persons) described, with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Sworn and subscribed before me this 31st day of March, 2011.

Notary Public

My Commission Expires

TIARA D. FORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 4, 2013