BILL GARRETT, Davidson County
Trans:T20120020513 DEEDWARR
Recvd: 03/21/12 14:34 3 pgs
Fees:18.00 Taxes:185.00
20120321-0024081

NAME AND ADDRESS PROPERTY OWNER:
VERNA ANNETTE SPITZER
1012B Crowder Court
Nashville, Tennessee 37211

This Instrument Was Prepared From Information Furnished By The Parties By:
JOHN B. LANE, Attorney at Law
P.O. Box 31, Smyrna, TN 37167

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
SAME AS ABOVE

DAVIDSON COUNTY TAX MAP AND PARCEL NUMBER:
Map 133-4
Parcel 47

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, EULA FAYE GREGG, an unmarried person, has bargained and sold and does hereby transfer and convey unto VERNA ANNETTE SPITZER and husband, F. GENE SPITZER, their heirs and assigns, forever, all of my right, title, claim and interest, the same being a one-half (1/2) undivided interest, in and to that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Battlewood, Section III, as of record in Book 3300, Page 4, Register's Office for said County, described as follows:

Beginning on the westerly margin of Crowder Court at the corner of Lots Nos. 12 and 13; thence with the line between said two lots, westerly 340.3 feet to a point in the line between Lots Nos. 12 and 15; thence with the line between Lots Nos. 12, 15, and 16, southwesterly 63.1 feet to the northerly margin of Proposed Interstate Highway; thence with the same, southeasterly 386.7 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots northeasterly 145.9 feet to the southerly margin of Crowder Court; thence with the same around a slight curve having a radius of 50 feet, northwesterly 58.33 feet to the beginning. This is improved property known as 1019A & 1019B Crowder Court, Nashville, Tennessee 37211.

Being the same property conveyed to Verna Annette Spitzer and Eula Faye Gregg as tenants in common in equal shares by instruments of record in Instrument Number 20070814-0097221, Instrument Number 20110314-0020133, and Instrument Number 20110726-0057080, all of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions and easements of record.

TO HAVE AND TO HOLD all of my right, title, claim and interest in and to said real estate, the same being a one-half (1/2)

undivided interest, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said VERNA ANNETTE SPITZER and husband, F. GENE SPITZER, their heirs and assigns, forever.

I covenant with the said Grantees that I am lawfully seized and possessed of said interest in and to said real estate; that I have a good right to convey the same; and that it is unencumbered, except as above set forth, and by lien of the 2011 and 2012 Davidson County real property taxes, with payment for same assumed by the Grantees herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS MY HAND, this the 5 day of January, 2012.

Eula Faye Gregg

EULA FAYE GREGG
An Unmarried Person

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named EULA FAYE GREGG, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 5th day of January, 2012.

John B Lane

Notary Public

February 17, 2014

My Commission Expires

JOHN B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Enola Faye Gregg
AFFIANT

Subscribed and sworn to before me this the 5th day of January, 2012.

John B Lane
Notary Public

February 17, 2014
My Commission Expires

