PREPARED BY: AND RETURN TO
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10884 PG 711

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **April, 1998** between WILLIAM W. AYERS, A MARRIED MAN, and DEBORAH LYNN McGEE-AYERS, HIS WIFE, GRANTORs, and NORMAN K. SPICHER and ANDREA SHAWN LADD, FATHER AND DAUGHTER, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM W. AYERS, A MARRIED MAN, and DEBORAH LYNN McGEE-AYERS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto NORMAN K. SPICHER and ANDREA SHAWN LADD, FATHER AND DAUGHTER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1011 CLEARVIEW AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

William W. Ayers

BY: William W. Ayers
WILLIAM W. AYERS Signature of Seller

Deborah Lynn McGee

DEBORAH LYNN McGEE-AYERS
Ayers

3594 04/14 0101 03CHECK 105.50

IDENTITY REFERENCE

98 APR 14 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04250009

BOOK 10884 PG 712

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM W. AYERS, A MARRIED MAN, and DEBORAH LYNN McGEE-AYERS, HIS WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **April, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

NORMAN K. SPICHER and ANDREA SHAWN LADD, FATHER AND DAUGHTER and
1011 Clearview Ave
Nashville, TN 37206

Property Address:

1011 CLEARVIEW AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 083-09-0, PARCEL 138.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$25,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Norman K. Spicher
Affiant Andrea S. Ladd

Sworn to and subscribed before me, a Notary Public, this **9th** day of **April, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING the westerly part ofLot No. 12 and the easterly part of Lot No. 13 on the plan of the second re-subdivision of the Bransford McWhirter Subdivision of the Allison place, as of record in Book 332, page 220, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Clearview formerly Lindsley Avenue at a point 143.7 feet west of the westerly margin of North 11th Street, said point being the southwest corner of the property conveyed to C. Carrick by deed from A.B. Ford and wife, of record in Book 406, page 409, said Register's Office; thence with said Carrick's westerly line northwardly 103 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 40 feet, more or less, to the northeast corner of the property conveyed to Walter Scott Yarbrough by Deed from Kirk Eason, et al, of record in Book 639, page 65, said Register's Office; thence with said Yarbrough's easterly line, southwardly 97 feet, more or less, to the northerly margin of Clearview Avenue; thence with said Avenue, eastwardly 40 feet to the beginning.

BEING the same property conveyed to WILLIAM W. AYERS, A MARRIED MAN, by Warranty Deed from ROBERT T. AND JEAN W. AMOS, of record in Book 7500, page 712, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 083-09-0, PARCEL 138.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 0).

2. All matters as set forth on the Plan of record in Plat Book 332, page 20, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10884 PG 714

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 25000.00
ERR CO
MAMT 25000.00-
CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/98 01 09:32 0001 3594

0425089
IDENTIFICATION REFERENCE

98 APR 14 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1279760