WARRANTY DEED

Instr:200003090024554 Page: 1 OF 2
REC'D FOR REC 03/09/2000 2:10:34PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., YOPP & SWEENEY, PLC, SUITE 1100, BANK OF AMERICA PLAZA, NASHVILLE, TN 37219.

GRANTOR: KENNETH C. SPRINGER AND SPOUSE, JOYCE M. SPRINGER

GRANTEE: JOYCE M. SPRINGER

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
Joyce M. Springer 6532 Radcliff Drive Nashville, TN 37221	Same	Map 157; Parcel 106

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FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **KENNETH C. SPRINGER AND SPOUSE, JOYCE M. SPRINGER, GRANTOR**, do hereby bargain, sell and convey to **JOYCE M. SPRINGER, GRANTEE**, her heirs, successors and assigns, that certain parcel of real estate (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Devonshire Manor, Section Two of record in Book 5200, page 242, Register's Office for said County.

SAID Lot No. 53 fronts 210.0 feet on the northerly margin of Radcliff Drive and extends back 200.0 feet on the easterly line and 210.0 feet on the westerly line to a dead line in the rear, measuring 210.23 feet thereon.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A).

Kenneth C. Springer
Affiant

Sworn to and subscribed before me, this the 24 day of Feb., 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires: 3-24-2001

BEING the same property conveyed to Kenneth C. Springer and spouse, Joyce M. Springer, by Warranty Deed of record in Book 8453, page 142, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed.

The Property is improved property known as 6532 Radcliff Drive, Nashville, Tennessee 37221.

This conveyance is expressly made subject to (i) restrictive covenants of record in Deed Book 5580, Page 507, in the Register's Office for Davidson County, Tennessee, (ii) all matters shown on the plan of record in Book 5200, page 242, in the Register's Office for Davidson County, Tennessee, (iii) any and all relevant zoning and codes regulations and (iv) all matters suffered, created, assumed or agreed to by Grantor and Grantee during their ownership of the Property as tenants by the entirety.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property and the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Except as to those matters set forth above, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of February, 2000.

Kenneth C. Springer

KENNETH C. SPRINGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SANDRA K. LEFTWICH, a Notary Public of said County and State, KENNETH C. SPRINGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24 day of Feb., 2000.

Sandra K. Leftwich

Notary Public

My Commission Expires: 3-24-2001