After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

Instr:200004200039815 Page: 1 OF 3
REC'D FOR REC 04/20/2000 4:02:46PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $333.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **McFerrin Avenue Land Trust** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Kevin Spears, unmarried,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of April, 2000.

McFerrin Avenue Land Trust

By: Terry F. Christison, Trustee
Terry F. Christison, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry F. Christison, Trustee of the McFerrin Avenue Land Trust**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 19 day of April, 2000.

Mary T. Hurst
Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

K Spears
Affiant

Subscribed and sworn to before me this 19 day of April, 2000.

Mary T. Hurst
Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 82-08 Group O Parcel 272.00

ADDRESS NEW OWNER:
Kevin Spears
620 McFerrin Avenue
Nashville, TN 37206-3522

SEND TAX BILLS TO:
Same

Stewart Title Guaranty Company

Commitment Number: 1000023GS

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

EXHIBIT A

Being Lot No. 11, on the Plan of F.O. Beasley's Subdivision of the Vaughn Tract, of record in Book 2, Page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed McFerrin Avenue Land Trust, Inc. by Quitclaim Deed from Resource2 dated May 12, 1998 and recorded April 12, 2000. Instrument Number 20000412003712O, Register's Office for Davidson County, Tennessee.