00H-1033

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/01/00 09:13 2pgs
Fees:11.00 Taxes:647.50
20001201-0117827

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **November, 2000** between **THE RILEY FAMILY PARTNERSHIP, LP** , GRANTOR, and **C. MARTIN SPEARS and wife, ALLISON J. SPEARS** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit A on Lot No. 8 on the Plan of Lone Oak Park Condominiums, of record in Book 5800, Page 211, and further set forth as Exhibit "C" to the Master Deed of record in Book 6108, Page 332, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed unto The Riley Family Partnership, LP, herein by Warranty Deed from Gunner Smith and wife Lacie Smith, recorded on December 15, 1999, in Instrument No. 19991215-0303675, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 5800, Page 211; Master Deed of record in Book 6108, Page 332; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

PATRICK J. RILEY, JR., GP
Signature of Seller

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared PATRICK J. RILEY, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of THE RILEY FAMILY PARTNERSHIP, LP the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this **22nd** day of **November, 2000.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

C. MARTIN SPEARS and ALLISON J. SPEARS
4242 LONE OAK ROAD
NASHVILLE, TN 37215

Property Address:

4242 LONE OAK ROAD
NASHVILLE, TN 37215

Person Responsible for Taxes:

SAME

Parcel #: 131-03-0-10 / 016.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$175,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **November, 2000.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/28/02

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