This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/11/00 11:50 2pgs
Fees:11.00 Taxes:51.80
20001211-0121777

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Janet M. Hosale<br>618 Waco Drive<br>Nashville, TN 37209 | same | 081-16-0-205.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eldon R. Spraker, III, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Janet M. Hosale**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 in the Addition to the City of Nashville, called the Town of McGavock, a plan of which is recorded in Book 21, page 23, Register's Office for said County.
>
> Being the same property conveyed to Eldon R. Spraker, III by deed from Church of God or Sanctified Church of record in Book 8527, page 672, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2000 taxes are a lien and are being prorated and collected at closing.
2. All matters appearing on the Plan of record in Book 21, page 23, said Register's Office.
3. Any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 919 Monroe Street, Nashville, TN 37208.

WITNESS MY HAND this 29th day of November, 2000, in Franklin, Tennessee.

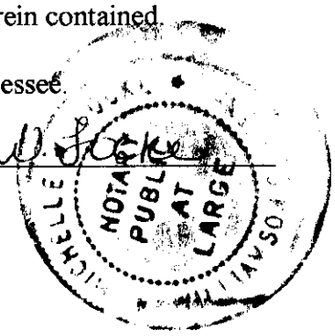
ELDON R. SPRAKER, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Eldon R. Spraker, III, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of November, 2000, in Franklin, Tennessee.

Michelle W. Stocker
NOTARY PUBLIC




My Commission Expires: 1-2-2002

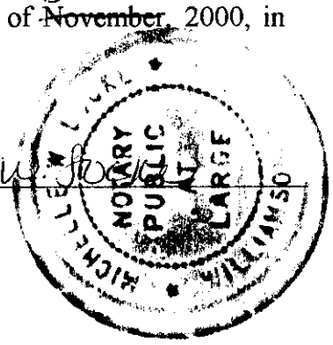
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $14,000.00.

Janet M. Hosale
AFFIANT

Sworn to and subscribed to me, the undersigned, this ~~29th~~ 8th day of ~~November~~ December, 2000, in Franklin, Tennessee.

Michelle W. Stocker
NOTARY PUBLIC




My Commission Expires: 1-2-2002