THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17658**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Michael G McGraw Affiant Subscribed and sworn to before me, this 31st day of JANUARY, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr./Mrs. Michael G. McGraw 4409 Curtiswood Circle Nashville, Tennessee 37204	**Send Tax Bills To:** North American Mortgage Company P.O. Box 985 Newark, New Jersey 07101-0985	**Tax Information:** MAP 132-10 PAR 19 FB OH 6366

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHEN P. SPANN AND WIFE, KIMBRA R. SPANN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL G. MCGRAW AND WIFE, TRACEY L. MCGRAW ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4409 Curtiswood Circle, Nashville, Tennessee 37204.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31stth day of JANUARY, 2001.

Stephen P. Spann
STEPHEN P. SPANN

Kimbra R. Spann
KIMBRA R. SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHEN P. SPANN AND WIFE, KIMBRA R. SPANN, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of JANUARY, 2001.

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 02/01/01 10:11 2pgs
Fees:11.00 Taxes:1628.00
20010201-0009782

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Curtiswood Estates, as of record in Plat Book 2331, page 40, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen P. Spann and spouse, Kimbra R. Spann by deed from Frank Thompson Grant and spouse, Tracy Schlegel Grant of record in Book 9409, page 691, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 2440, page 65; (3) Easements of record in Book 6303, page 690 and Book 7640, page 625; and (4) All matters appearing on the Plan of record in Plat Book 2331, page 40, said Register's Office.