WARRANTY DEED

ET-03-3680

STATE OF Tennessee

COUNTY OF WILSON

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-9-6

(AFFIX SEAL)

BEVERLY J. HEATHLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Steven J. Spingler, an unmarried man	Owner	
(NAME)	(NAME)	
605 Chris Street		70-04 078.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MIDSTATE LOT SERVICES, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN J. SPINGLER, AN UNMARRIED MAN
, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Exhibit "A" attached hereto

unimproved ( )
This is improved (X) property, known as 605 Chris Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 3rd day of February, 2003.

X MidState Lot Svc LLC

MidState Lot Services, LLC

By James Burrow/Pres.

Davidson County DEEDWARR
Recvd: 02/27/03 13:31 4pgs
Fees:23.00 Taxes:69.93

20030227-0026227

STATE OF Tennessee
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named MidState Lot Services, LLC , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2003.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, Beverly J. Heatherly, a Notary Public within and for said County and State aforesaid, personally appeared James Burrow and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the President and _____ respectively of the Mid State Lot Services, LLC the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James Burrow as such President.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 3rd day of February, 2003.

My Commission Expires 9-9-03

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW

EXHIBIT A

LEGAL DESCRIPTION
OF

PROPERTY MAP 70-04, PARCEL 078
PART OF BLOCK "B" OF DEWEY HEIGHTS ADDITION
605 CHRIS STREET, NASHVILLE, TENNESSEE 37207
2nd COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE FIRST PRECINCT OF THE SECOND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE (STREET ADDRESS BEING 605 CHRIS STREET, NASHVILLE, TENNESSEE 37207) AND SHOWN AS PART OF PARCEL 078 ON DAVIDSON COUNTY PROPERTY MAP 70-04 AND BEING PART OF BLOCK "B" OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING PART OF A SURVEY PREPARED DECEMBER 21, 1926 BY ERLE DRAKE, COUNTY SURVEYOR, AND BEING DESCRIBED ACCORDING TO A SURVEY BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, DATED FEBRUARY 28, 2002 AND KNOWN AS PROJECT NO. A02-102;

BEGINNING AT A PARKER-KALON NAIL SET AT THE NORTH POINT CORNER OF PARCEL 075 ON PROPERTY MAP 70-04, PROPERTY CONVEYED TO KIMBERLY N. BUCHANAN AND KEVIN E. CALDWELL, BOTH UNMARRIED, BY JAMES CARL ADAMS, ET AL, BY DEED INSTRUMENT NO. 200003090024208 OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID PARKER-KALON NAIL BEING N 52 DEGREES 42' 00" E, 688.30' FROM THE NORTHEAST MARGIN OF WHITES CREEK PIKE, AS MEASURED ALONG THE NORTHWEST MARGIN OF AVALON DRIVE (NOT A DEDICATED RIGHT-OF-WAY) AND THE SOUTHEAST BOUNDARY OF THE PLAN OF J.B. HAYNIE'S CLEVELAND PLAN OF LOTS, OF RECORD IN PLAT BOOK 161, PAGE 35 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS EXTENDED INTO BLOCK "B" OF SAID DEWEY HEIGHTS ADDITION;

THENCE S 37 DEGREES 18' 00" E, 30.00' WITH THE SOUTHEAST LINE OF SAID BUCHANAN AND CALDWELL PROPERTY TO THE TRUE POINT OF BEGINNING, AN IRON PIN SET THIS SURVEY;

THENCE N 52 DEGREES 42' 00" E, 66.48' RUNNING WITH A LINE WHICH IS 30.00' SOUTHEAST OF, AND PARALLEL TO, THE NORTHWEST MARGIN OF AVALON DRIVE (NOT A DEDICATED RIGHT-OF-WAY) AND THE SOUTHEAST BOUNDARY OF THE PLAN OF J.B. HAYNIE'S CLEVELAND PLAN OF LOTS, OF RECORD IN PLAT BOOK 161, PAGE 35 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO AN IRON PIN SET THIS SURVEY IN THE SOUTH MARGIN OF CHRIS STREET AS SHOWN ON THE UNRECORDED PLAN OF HICKORY HEIGHTS;

THENCE N 86 DEGREES 23' 00" E, 210.15', WITH SAID SOUTH MARGIN OF CHRIS STREET, TO AN IRON PIN SET THIS SURVEY AT THE NORTHWEST CORNER OF PARCEL 081.01 ON PROPERTY MAP 70-04, PROPERTY CONVEYED TO WILMER DAVIS AND WIFE, THERESA MAI DAVIS BY DEED OF RECORD IN DEED BOOK 3347, PAGE 39, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE S 52 DEGREES 42' 00" W, 241.35', WITH THE WEST LINE OF SAID PARCEL 081.01, WILMER DAVIS PROPERTY, PARCEL 081.03, PROPERTY CONVEYED TO W. OLSEN TAYLOR BY DEED OF RECORD IN DEED BOOK 7672, PAGE 492, AND PARCEL 081.04, PROPERTY CONVEYED TO ARTHUR W. DANNER AND WIFE, PATRICIA I. DANNER BY DEED OF RECORD IN DEED BOOK 7592, PAGE 550, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE WEST LINE OF LOTS 6 THROUGH 12 OF OF AN UNRECORDED MAP FOR EDITH HOWSE WRIGHT, MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED MAY 13, 1958, TO AN IRON PIN SET THIS SURVEY IN THE WEST LINE OF SAID DANNER PROPERTY AT THE SOUTH POINT CORNER OF SAID PARCEL 075 AND PARCEL 078 (THE PARCEL BEING DESCRIBED);

THENCE N 37 DEGREES 18' 00" W, 116.55' WITH THE SOUTHEAST LINE OF SAID PARCEL 075, BUCHANAN AND CALDWELL PROPERTY, TO THE POINT OF BEGINNING.

CONTAINING 17,939 SQUARE FEET OR 0.41 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MID STATE HOME SERVICES,LLC BY WARRANTY DEED FROM THE HEIRS AT LAW OF ROBERT TOLLIVER A/K/A ROBERT J. TOLLIVER, SR., NAMELY, MYRTLE L. TOLLIVER, ROBERT J. TOLLIVER, JR., CHARLES EUGENE TOLLIVER, BARBARA ANN HARRISON, AND BOBBIE JEAN HOWARD, EXECUTED ON SEPTEMBER 11, 2002 AND BEING OF RECORD AT INSTRUMENT NO. 20030229 00026226 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.