Box 14A
16935-2

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22376-02-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me this 26th day of March, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Robert W. Spesserd, III Martha M. Spesserd 5876 Fredricksburg Drive Nashville, TN 37215	**Send Tax Bills To:** First American Real Est Tax Service 8435 Stemmons Freeway Dallas, TX 75247	**Tax Information:** Map No.145.06 Parcel No. 016.00

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, **Kyle V. Nuckolls and Elizabeth S. Nuckolls, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Spesserd, III and wife, Martha M. Spesserd** ("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 5876 Fredricksburg Drive, Nashville, TN 37215

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 the 26th day of March, 2004.

Kyle V. Nuckolls

Elizabeth S. Nuckolls

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kyle V. Nuckolls and Elizabeth S. Nuckolls**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/29/04 09:02 2pgs
Fees:13.00 Taxes:1415.25

20040329-0034660

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Laurel Ridge, Section Two as of record in Plat Book 3600, page 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kyle V. Nuckolls and wife, Elizabeth S. Nuckolls by deed dated February 6, 1996 from Evelyn W. Clark, unmarried of record in Book 9940, page 432, Register's Office for Davidson County, Tennessee. The said Kyle V. Nuckolls and Elizabeth S. Nuckolls having since divorced.

This conveyance is made subject to:
1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Easement of record in Book 8037, page 188, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Plat Book 3600, page 8, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $382,500.00

Deborah H. Bernie
Affiant

Subscribed and sworn to before me this 26th day of March, 2004.

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Notary Public
My Commission Expires: April 10, 2005