This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-390668**

Davidson County DEEDWARR
Recvd: 05/24/04 14:23 3pgs
Fees:18.00 Taxes:1591.00
20040524-0060696

WARRANTY DEED

THIS INDENTURE, made and entered into this May 14, 2004, by and between **Stephen P. Spann and Kimbra R. H. Spann**, parties of the first part, and Davideco, LLC and The Marcus Group, LLC, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 17, H.P. JACOBS SUBDIVISION OF W.M. MASLEY TRACT, CALLED HILLSBORO PLACE, as shown on plat of record in Plat Book 547, Page 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20020612-0071553** in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID # **104-15-218**
X Improved OR
Unimproved property located at: **2119 Ashwood Avenue, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stephen P. Spann

Kimbra H. Spann

STATE OF **TN**

COUNTY OF ~~**WILLIAMSON**~~ Davidson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephen P. Spann and Kimbra H. Spann** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this April 9, 2004.

Notary Public

My Commission Expires: July 24 2004

R. C. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Owner's Name: Davideco, LLC and The Marcus Group

and Address: **2119 Ashwood Avenue**
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Davideco, LLC and THe Marcus Group
2119 Ashwood Avenue
Nashville, TN 37212

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 430,000 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this Jul 9, 2004.

Notary Public

My Commission Expires: July 24 2004

R.L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN