File Box 8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 285,600.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2004.

Notary Public: Devon Southerland
My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Davidson County DEEDWARR
Recvd: 07/06/04 15:05 2pgs
Fees:13.00 Taxes:1056.72
20040706-0080057

WARRANTY DEED

Name and Address of New Owner:
Donald G. Findlay, Jr.
907 Sutton Hill Road
Nashville, TN 37204

Send Tax Bills To:
National City Mortgage, Co.
P.O. Box 1024
Dayton, OH 45401-1024

Map/Parcel Number:
118-10-36

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael W. Spicer, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald G. Findlay, Jr., and spouse, Mary Ann Findlay, a ½ interest and Karin Findlay a ½ interest. The ½ interests, as they relate to on e another, to be held as joint tenants with rights of survivorship**, hereinafter called the Grantees, their 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. 56 on the Plan of Sutton Hill Section of Marengo Park, of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a complete and accurate description thereof.

BEING the same property conveyed to Michael W. Spicer, unmarried by Warranty Deed from Richard L. Noe and wife, Catherine Noe, dated July 27, 1995, recorded July 28, 1995 in Book 9743, Page 494, Register's Office for Davidson County, Tennessee.

Carol Beck wife of Michael W. Spicer joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

~~Subject to any and all plats, easements, restrictions, and other matters of record.~~ CB

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **907 Sutton Hill Road, Nashville, TN 37204**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of June, 2004

Michael W. Spicer

Carol Beck

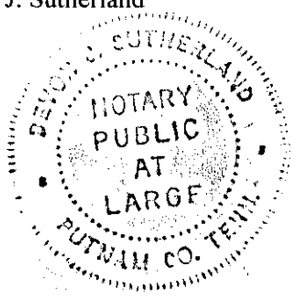
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michael W. Spicer and Carol Beck, 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, this 30th day of June, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075