PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/14/04 12:29 2pgs
Fees:13.00 Taxes:882.45
20040714-0083836

W & I Ref:(_____) Title No: 45729
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan M. Spanier Cindy Spanier 1106 Brookmeade Dr. Nashville, Tennessee 37204	SunTrust Bank 1605 21st Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 131-08-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$238,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty J. Cruse and spouse, Dennis G. Cruse**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan M. Spanier and spouse, Cindy Spanier** hereinafter called the **Grantee**, Grantee's 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 20 on the Plan of Duncanwood of record in Book 1424, Page139 Register's Office for said County.

Said Lot No. 20 fronts 111.47 feet on the broken easterly margin of Brookmeade Drive and extends back 256.9 feet on the northerly line(s) and 246.4 feet on the southerly line to a dead line in the rear, measuring 158 feet thereon.

Being the same property conveyed to Betty J. Cruse and husband, Dennis G. Cruse by deed from William G. Scobey and wife, Jane A. Scobey of record in Book 8963, Page 281 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 139, said Register's Office, which Plan shows a 40 foot minimum building setback line from Brookmeade Drive and a 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot. And easement for the flow of Brown's Creek across the rear portion of said lot. Easement to the City of Nashville for sewer purposes of record in Book 3347, Page 580, said Register's Office.

This is improved property, known as: 1106 Brookmeade, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2004.

Betty J. Cruse

Dennis G. Cruse

State of TENNESSEE

County of DAVIDSON

On this 13th day of July, 2004 , before me the undersigned authority, personally appeared Betty J. Cruse Dennis G. Cruse , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $238,500.00

Affiant

Sworn and subscribed before me this the 13th day of July, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public