WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17432-2

The actual consideration or value, whichever is greater, for this transfer is **$945,000.00.**

Affiant

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

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/01/04 08:37 2pgs
Fees:13.00 Taxes:3496.50
20041001-0118268

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DIANNE E. TANKERSLEY and JOHN C. SPOONER	**"NEW OWNERS"**	**MAP 116-06-0, PARCEL 028.00**
412 Jackson Blvd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LYLE FINLEY, CO-TRUSTEE and ARNOLD TACKETT, CO-TRUSTEE OF THE REVOCABLE TRUST OF LYLE FINLEY, DATED OCTOBER 12, 1982

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIANNE E. TANKERSLEY and husband, JOHN C. SPOONER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 30 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee, and being part of a tract of land marked "Johnson Bransford" as shown on the Plan of Deerfield, as of record in Book 547, Pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Clarendon Avenue, said iron pin being the Southwest corner of Lot No. 11 as shown on the Plan of Bransford Realty Company's Berkeley Hills Subdivision and recorded in Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee; thence, South 71 degrees 17 minutes, West 58.9 feet with the northerly margin of Clarendon Avenue to an iron pin, the beginning of a curve to the left; thence, continuing with the North margin of Clarendon Avenue and a curve to the left 149.45 feet, said curve having an interior angle of 35 degrees 12 minutes 30 seconds, a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of South 48 degrees 17 minutes, West 147.10 feet to an iron pin, the Southwest corner of the tract herein being described; thence, North 57 degrees 08 minutes, West 189.5 feet to an iron pin; thence, North 29 degrees 42 minutes East 90.0 feet to an iron pin; thence, North 55 degrees 08 minutes West 50.1 feet to an iron pin; thence, North 38 degrees 56 minutes East 197.9 feet to an iron pin in the South boundary of a tract of land recorded in the name of Julia Malone Trabue in Book 1108, Page 97, Register's Office for Davidson County, Tennessee; thence, South 57 degrees 21 minutes East 86.8 feet along the South boundary of the previously described Julia Malone Trabue tract, to an iron pin at the Northwest corner of Lot No. 11 as shown on the Plan of Berkeley Hills Subdivision previously referenced; thence, South 31 degrees 45 minutes, East 235.0 feet along the westerly line of Lot No. 11 to the point of BEGINNING, containing 64.974 square feet, more or less, or 1.5 acres, more or less.

BEING the same property conveyed to Revocable Trust of Lyle Finley dated October 12, 1982, by Warranty Deed dated March 3, 2004, from R. Trigg McClellan and wife, Paige McClellan, of record in Instrument No. 20040305-0025413, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the GRANTOR herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **300 Clarendon Avenue, Nashville, TN 37205** .

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 convenant 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 **30th** day of **September, 2004.**

Lyle Finley

LYLE FINLEY, CO-TRUSTEE OF THE REVOCABLE TRUST OF LYLE FINLEY, DATED OCTOBER 12, 1982

Arnold Tackett

ARNOLD TACKETT, CO-TRUSTEE OF THE REVOCABLE TRUST OF LYLE FINLEY, DATED OCTOBER 12, 1982

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LYLE FINLEY, CO-TRUSTEE and ARNOLD TACKETT, CO-TRUSTEE OF THE REVOCABLE TRUST OF LYLE FINLEY, DATED OCTOBER 12, 1982,** the bargainors, 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 and official seal at Chattanooga, Tennessee, this **30th** day of **September, 2004.**

Janet R White

Notary Public

My Commission Expires: 9/8/08

JANET R. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY