PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_____) Title No: 45896
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/04 11:07 2pgs
Fees:13.00 Taxes:810.30
20041004-0119106

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lesley Spoor 701 Kendall Drive Nashville, Tennessee 37209	Oxford Mortgage, LLC 200 Ashford Center North Ste. 340 Atlanta, Georgia 30338

TAX MAP-PARCEL NUMBERS: 103-06-234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John F. Kleiner and spouse, Stephanie Shumaker Kleiner, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lesley Spoor** 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 No. 14 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County.

Said Lot No. 14, which is a corner lot, fronts 80.27 feet on the westerly margin of Kendall Drive and fronts 159.84 feet on the southerly margin of Stoneyway Trail, said frontages being joined by a curve having a length of 40.43 feet, and extends back 186.4 feet on the southerly line and 69.4 feet on the westerly line, to a point of intersection.

Being the same property conveyed to John F. Kleiner and wife, Stephanie Shumaker Kleiner by deed from Jeremy W. Tarter and wife, Shannon S. Tarter of record in Book 11587, page 337, 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 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 15 foot minimum building setback line from Stoneyway Trail and a easement for public utility purposes along the rear line of said lot, with power lines lying therein.

This is improved property, known as: 701 Kendall Drive, Nashville, Tennessee 37209

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 1st day of October, 2004.

John F. Kleiner

Stephanie Shumaker Kleiner

State of TENNESSEE

County of DAVIDSON

On this 1st day of October, 2004 , before me the undersigned authority, personally appeared John F. Kleiner and Stephanie Shumaker Kleiner , 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 $219,000.00

Affiant

Sworn and subscribed before me this the 1st day of October, 2004

My Commission Expires:

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

My Commission Expires JULY 21, 2007

Notary Public