STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Subscribed and sworn to before me, this 29th day of September, 2004.

Affiant

Notary Public

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 10/12/04 13:42 2pgs
Fees:13.00 Taxes:388.50

20041012-0122919

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tameka D. Spears 3235 Spears Road Nashville, Tennessee 37207 MAP & PARCEL NO. 050-14-0/104.00	SAME

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

Lenetta White, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Tameka D. Spears, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 398 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 398 fronts 75 feet on the Northwesterly margin of Spears Road and runs back between parallel lines 150 feet to a dead line in the rear measuring 75 feet thereon.

Included in the above description is a parcel of land conveyed by Bobby Earl Moody and wife, Bertha to Metropolitan Government of Nashville in Book 4811, page 750, and described to wit: Beginning at a point where the lot line between Lots Nos. 398 and 399 intersects the present southerly margin of Briley Parkway; thence south 71 degrees 03' 38" West 75 feet along said margin of Briley Parkway to a point; thence South 18 degrees 56' 22" east 10 feet along the lot line between Lots Nos. 397 and 398 to a point; thence North 63 degrees 28' 38" east 75.66 feet along the new relocated southerly margin of Briley Parkway to the point of beginning, being triangular in shape and containing 0.009 acres, more or less.

Being the same property conveyed to Hugh E. White and wife, Lenetta White by Warranty Deed from Henry E. Parrish and wife, Carolyn J. Parrish, dated May 29, 1979, and filed of record on May 30, 1979, in Book 5441, page 873, Register's Office for Davidson County, Tennessee. The said Hugh E. White now being deceased.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 5; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3235 Spears Road Nashville, Tennessee 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 COVENANT 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 HAND THIS 29TH DAY OF SEPTEMBER, 2004.

Lenetta White

Lenetta White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2004, before me personally appeared Lenetta White, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2008

Jamie L. Taylor

Notary Public

==========

WARRANTY DEED

==========

RETURN TO: 1673

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214