THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

JCW D-0448

SEND TAX BILLS TO:
SUSANNA SPRING
706 HARPETH TRACE DRIVE
NASHVILLE, TN 37221

Davidson County DEEDWARR
Recvd: 10/13/04 15:50 2pgs
Fees:13.00 Taxes:627.15

20041013-0123624

MAP PARCEL NUMBERS:143-02-0-B-4.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of **September**, 2004, by and between **Rundi A. Ream, a single woman**, party of the first part, and **Susanna Spring,** a single person, party of the second part,

WITNESSETH: That for and in consideration of **$169,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nasville County of Davidson, State of Tennessee:

Lanid Davidson County, Tennessee, being Unit No. 4 on the Plan of (Revised) Treetops at Harpeth Trace, as of record in Book 6250, page 455, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rundi A. Ream by Warranty Deed from Cendatn Mobility Financial Corporation, dated October 28, 2002, filed for record on December 18, 2002, in Instrument No. 200212180156496, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All particular exceptions from commitment go here regarding Plat Book 6250, page 455, Restrictive Convenants in Book 6287, page 417, Book 6465, page 410, Easements of record in Book 5360, page 320, Book 5364, page 882, Book 4889, page 192 and Book 5142, page 694, right of ways, Charter of Treetops at Harpeth Trace of record in Book 8085, page 576, by laws, master deed, etc.; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rundi A. Ream

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rundi A. Ream** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **30th** day of **September, 2004.**

My commission expires 9/30/06

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$169,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

expires 11/27/04

PROPERTY ADDRESS:
706 Harpeth Trace Drive
Nasville, TN 37221

New Owner Name and Address:
Susanna Spring
706 Harpeth Trace Drive
Nashville, TN 37221

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.