This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

STATE OF TENNESSEE)

COUNTY OF Williamson)

VALUATION AFFIDAVIT

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 **$ 155,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

/s/ Connie Whitley

Affiant

Subscribed and sworn to before me this the 6 day of October, 2004.

Notary Public

NOTARY PUBLIC

WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 20

Davidson County DEEDWARR
Recvd: 10/20/04 10:06 2pgs
Fees:13.00 Taxes:573.50
20041020-0126028

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
CONNIE L. COURSEY-BAKER	New owner's Address	1804 CHAMPIONS DRIVE NASHVILLE, TN 37221
		PROPERTY ADDRESS: 1804 CHAMPIONS DRIVE NASHVILLE, TN 37221

MAP PARCEL NUMBER
172-8-B-57CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **CONNIE L. COURSEY- BAKER (N.K.A. CONNIE BAKER WHITLEY ****("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JOHN D. SPEAR** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57, PHASE 2, ON THE PLAN OF BIRDLE DOWNS, FORMERLY FOREST ACRES, SECTION 3, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGE 241, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO CONNIE L. COURSEY-BAKER (NOW KNOWN AS CONNIE BAKER WHITLEY) BY WARRANTY DEED OF CAROLYN WOOD AND MARK MERRYMAN, UNMARRIED PERSONS DATED OCTOBER 16, 1996 AND RECORDED OCTOBER 17, 1996 IN BOOK 10228, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 1804 CHAMPIONS DRIVE, NASHVILLE, TN 37221

This property is subject to all matters shown on the Plat of record in Book 7900, Page 241, Restrictive Covenants of record in Book 7448, Page 772, Book 8814, Page 631, Book 9818, Page 68, Book 9873, Page 497; Charter of HOA of record in Book 8814, Page 604 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 6th day of October, 2004

Connie L. Coursey Baker

CONNIE L. COURSEY-BAKER (GRANTOR)
(N.K.A. CONNIE BAKER WHITLEY

Robert Whitley

ROBERT WHITLEY (GRANTOR)

**** ROBERT WHITLEY, HUSBAND OF CONNIE L. COURSEY-BAKER WHITLEY JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO CONNIE BAKER WHITLEY.**

STATE OF TENNESSEE)
) SS
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNIE L. COURSEY-BAKER (N.K.A. CONNIE BAKER WHITLEY) AND ROBERT WHITLEY** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th **day of** October, **2004.**

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005