WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Amy Adams Gowan
Affiant

Subscribed and sworn to me this February 25, 2005. NOTARY PUBLIC AT LARGE JUNE E. ROWELL My Commission Expires JULY 29, 2006 STATE OF TENNESSEE

June E. Rowell
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/04/05 10:58 2 pgs
Fees:13.00 Taxes:444.00
20050304-0024166

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20604SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tiffany Spencer 3820 Briarcliff Court Nashville, TN 37211	American Home Mortgage Servicing, INC Mail Stop D1-10 P.O. Box 3050 Columbia, MD 21045-6050	148-05-74

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Carroll* and Grady Carroll,* hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tiffany N. Spencer, an unmarried person hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* married * married

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hillbrook, Section 2, of record in Book 3300, page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to David Carroll, married and Grady Carroll, married, as Joint Tenants with right of survivorship, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of record as Instrument No. 20041001-0118817 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3300, page 12, in the Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 3277, page 482, as amended in Book 3286, page 375, in said Register's Office.

Said property is not the primary or marital residence of the within named Grantors.

This property is also known as improved property located at 3820 Briarcliff Court, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on February 25, 2005.

David Carroll

David Carroll

Grady Carroll

Grady Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 25, 2005, before me personally appeared David Carroll and Grady Carroll 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 that they executed the same as their free act and deed.

Witness my hand and official seal on February 25, 2005.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE