Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/09/05 14:20 2 pg
Fees:13.00 Taxes:473.60
20050509-0052150

39-B
File #05-1206

FILE BOX #5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ira L. Stone III, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Melvin E. Spears, Jr. and wife, Laurisa E. Spears, 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, State of Tennessee, Being Lot No. 409, on the Plan of Edge-O-Lakes Subdivision Section 6, as of record in Book 3700, Page 16, Register's Office for the said County, to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to Ira L. Stone, III from Regina C. Stone by QuitClaim Deed dated March 27, 2005 of record in Instrument No. 20030404-0044981, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ira L. Stone, II and wife Regina C. Stone from Roy T. Allen and wife, Sandra L. Allen by deed dated April 30, 1996 of record in Book 10034 page 283, Register's Office for Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2504 Sleepy Hollow Drive, Nashville TN 37217.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 5th day of May, 2005

Ira L. Stone III

State of Tennessee)
County of Davidson)

On this 5th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ira L. Stone III, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 128,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of May, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Melvin E. Spears, Jr.
2504 Sleepy Hollow Drive
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT:
Guaranty Trust Company
316 Robert Rose Blvd.
Murfreesboro, TN 37129

TAX MAP-PARCEL #:
149-3-21