This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
104 South Maple Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties

MAP & PARCEL: 133-06-0-103.00

Davidson County DEEDWARR
Recvd: 05/09/05 15:06 2 pgs
Fees:13.00 Taxes:344.10
20050509-0052218

NAME & ADDRESS OF NEW OWNER:

Wanda Louise Taylor
3601 Sabre Drive
Nashville, TN 37211

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MELVIN EUGENE SPEARS, JR. and wife, LAURISA E. SPEARS**, has this day bargained and sold and does hereby transfer and convey unto **WANDA LOUISE TAYLOR, an unmarried person**, her heirs and assigns, forever, the following described real estate situated in the 6th Civil District of Davidson County, Tennessee, to-wit:

> BEING Lot No. 16 on the Plan of Patterson Gardens, of record in Plat Book 2083, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Melvin Eugene Spears, Jr. and wife, Laurisa E. Spears, by deed from Kimberly J. McBroom Petkosh and husband, Joseph Petkosh, of record at Book 11078, page page 204, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except by the 2005 property taxes, liens not yet due and payable, which have been prorated at closing and responsibility for which is assumed by the Grantee herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

WITNESS MY HAND ON this the 4 day of May, 2005.

MELVIN EUGENE SPEARS, JR.

LAURISA E. SPEARS

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, MELVIN EUGENE SPEARS, JR. and wife LAURISA E. SPEARS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 4 day of May, 2005.

NOTARY PUBLIC

My commission expires: 12-15-2007

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 4 day of March, 2005.

NOTARY PUBLIC

My commission expires: 12-15-2007

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: