Return to: Thomas N. Jones, Atty.
339 MainSt., Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
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20050602-0062057

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Bruce Spaulding, Jr. (NAME)	Cumberland Bank (NAME)	Map 104
2615 Sunset Place (ADDRESS)	810 Crescent Centre Drive # 320 (ADDRESS)	PARCEL 104
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37267 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. Shelton McElroy, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Bruce Spaulding, Jr. and wife, Susan M. Spaulding

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesseee, being the westerly half of Lot number 19 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said part of lot number 19 fronts 50 feet on the southerly side of Sunset Place (formerly Turner Avenue) and runs back between parallel lines 160.6 feet to a dead line.

Being the same property conveyed to W. Shelton McElroy by deed of record as instrument number 20010123-0006927, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2615 Sunset Place, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 31st day of May, 2005

W. Shelton McElroy by

W. Shelton McElroy

16872.2005/ms

STATE OF
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 31 day of May 2005, personally appeared before me, Jenkus Harbin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of W. Shelton McElroy and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 25 day of May 2005.

My commission expires: 1-16-09 _____
Notary Public

JAMES E. SECHLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.