THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #24332** **Record & Return To:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Blvd., Ste 150** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires: 5/30/07

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/05 09:57 2 pg
Fees:13.00 Taxes:2423.50

20050602-0062231

WARRANTY DEED

Address New Owner: Craig M. Spengler 4103 Estes Road Nashville, TN 37215	**Send Tax Bills To:** Opteum Financial Services W115 Centry Road, 3rd Floor Paramus, NJ 08054	**Tax Information:** Map No.116.16-0 Parcel No. 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miriam P. Mimms, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig M. Spengler and wife, Jean Ellen Spengler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4103 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2005.

Miriam P. Mimms

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Miriam P. Mimms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Part One Evergreen Heights, as of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Malcolm L. Mimms, Jr. and wife, Miriam P. Mimms by deed dated July 27, 1990 from William R. Coleman and wife, Serena Coleman of record in Book 8161, page 965, Register's Office for Davidson County, Tennessee. Being further conveyed to Miriam P. Mimms by Quitclaim Deed from Malcolm L. Mimms, Jr. of record as Instrument No. 20050307-0024948.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee .
2. All matters appearing on the Plan of record as Book 1130, page 19, Register's Office for Davidson County, Tennessee.