THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203
RETURN TO:
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Spooner	Americas Wholesale Lender	MAP 142-16D
2517 Devon Valley Drive	7105 Corporate Drive, PTX-A-195	PARCEL 11
Nashville, TN 37221	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(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, **Philip F. Issler, Jr. and wife, Lisa Issler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Spooner and wife, Elizabeth Spooner**

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, Tennessee, being Lot No. 40 on the Plan of Devon Valley, P. U. D. Subdivision, Phase 1, of record in Plat Book 7900, page 458, 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 Philip Issler, Jr. by deed from Natalie P. McMullen and husband, Tim McMullen of record as Instrument No. 200204030040665, Register's Office for Davidson County, Tennessee. The said Philip F. Issler, Jr. has since conveyed his interest to Philip F. Issler, Jr. and wife, Lisa Issler by Quitclaim Deed of record as Instrument No. 200410180124841, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2517 Devon Valley Drive, Nashville, TN 37221.**

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 our hands this the 27th day of May, 2005.

Philip F. Issler, Jr.

Lisa Issler

Davidson County DEEDWARR
Recvd: 06/06/05 15:12 2 pgs
Fees:13.00 Taxes:703.00
20050606-0064432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip F. Issler, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__he__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2005.

My Commission expires 1-26-07

Notary Public

STATE OF TENNESSEE
COUNTY OF davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Issler** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__she__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2005.

My Commission expires 1-26-07

Notary Public