Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/12/05 11:51 2 pgs
Fees:13.00 Taxes:758.50
20050712-0080555

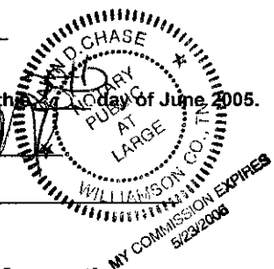
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 27 day of June 2005.

Notary Public
My commission expires:



Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael H. Spencer 7120 Still Spring hollow Nashville, TN 37221-0000	USAA Federal 10750 McDermott Freeway San Antonio, TX 78288	19-128-16-0A-067.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dennis A. Brazzell hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael H. Spencer hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 67 on the Plan of Still Spring Hollow Subdivision Phase I Section 3 of record in Book 9700 Page 484 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 Dennis A. Brazzell by deed from Greater Middle Tennessee Development Partnership of record in Book 11246 page 855 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Still Spring Hollow Subdivision Phase I Section 3 of record in Book 9700 Page 484, Register's Office for Davidson County, Tennessee 4) Easement to Harpeth Valley Utiltiy District of record in Book 9740 page 971 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7963 page 400 and amended in Book 8179 page 464 and in any allied instruments(s) referred to in said restrictions. 6) ??instmtg?? 7) Charter of Still Spring Hollow Homeowner's Association of record in Book 7930 Page 909 8) Bylaws for Still Spring Hollow Homeowners Association of record in Book 8294 Page 40

This property is improved property known as 7120 Still Spring hollow, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of June, 2005.

Dennis A. Brazzell

Suzanne R. Brazzell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis A. Brazzell and Suzanne R Brazzell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04914

Amy Cross Nance
State of Tennessee Notary Public
Williamson County