Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1339

Davidson County DEEDWARR
Recvd: 07/12/05 15:57 2 pgs
Fees:13.00 Taxes:758.50

20050712-0080865

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Spooner and wife, Elizabeth L. Spooner, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Joseph C. Vitale and wife, Kathleen G. Vitale, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 13, together with the appurtenant interest in the common elements of Old Town Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6625, Page 891, re-recorded in Book 6639, page 116, amended in Book 6928, page 461, Book 6960, page 840, re-recorded in Book 6991, page 1, amended in Book 8098, page 576, Register's Office for Davidson County, Tennessee, said unit being described on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to John Spooner and wife, Elizabeth L. Spooner, by Warranty Deed dated September 29, 2003 of record in Instrument No. 20031009-0150186, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1915 Capers Avenue, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2005

John Spooner

Elizabeth L. Spooner

State of Tennessee)
County of Davidson)

On this 30th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Spooner and Elizabeth L. Spooner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2005.

Notary Public

My Commission Expires: 7-30-

NEW OWNER:
Joseph C. Vitale
1915 Capers Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
104 08 F 013.00CO