THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24414-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Arthur C. Best, Jr. Deborah C. Best 91 Blackburn Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.130.02 Parcel No. 174

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, **Michael J. Spalding, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arthur C. Best, Jr. and wife, Deborah C. Best** ("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 91 Blackburn Avenue, Nashville, TN 37205

Mary C. Spalding, the spouse of Michael J. Spalding, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to Michael J. Spalding.

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 15th day of July, 2005.

Michael J. Spalding

Mary C. Spalding

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael J. Spalding and Mary C. Spalding**, 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, at office, this 15th day of July, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/22/05 15:34 2 pgs
Fees:13.00 Taxes:4070.00

20050722-0085770

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 101, Bransford Realty Co. Belle Meade Golf Links, as of record in Plat Book 6200, page 352, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Spalding, unmarried by deed dated April 1, 1994 from Albert Duling, III and wife, Judi P. Duling of record in Book 9297, page 777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 6200, page 352, Register's Office for Davidson County, Tennessee.
3. Easement for driveway of record in Book 8003, page 323, Register's Office for Davidson County, Tennessee. A. Harrison Johnson, Jr. and wife, Mary K. Johnson have conveyed their interest in said easement to Fidelity Federal Bank. F.S.B. by Quitclaim Deed of record in Book 8372, page 906, Register's Office for Davidson County, Tennessee.