Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(db) Title No: 46603
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/30/05 13:56 2 pgs
Fees:13.00 Taxes:1160.32
20050930-0117861

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather E. Rosdeutscher 3605 Rainbow Place Nashville, Tennessee 37204	New Owner

TAX MAP-PARCEL NUMBERS: 118-14-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$313,600.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Matthew G. Springer, a married man, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Heather E. Rosdeutscher 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 the north 35 feet front and 30.2 feet rear of Lot No. 25 and the south 54.5 feet front and rear of Lot No. 24 on the Map of Marengo Park, Section "C" of record in Book 1130, page 21 of the Register's Office for Davison County, Tennessee.

SAID parts of said lots adjoin and front together 89.5 feet on the westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

BEING the same property conveyed to Matthew G. Springer by deed from Nell Ann Carpenter, unmarried of record in Document No. 20020507-0056421, Register's Office for Davidson County, Tennessee.

Joy E. Springer, spouse of Matthew G. Springer, joins in this conveyance to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 118-14-079, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 21, said Register's Office, which Plan shows a 65 foot minimum building setback line from Rainbow Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 3605 Rainbow Place, Nashville, Tennessee 37204

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2005.

Matthew G. Springer

Joy E. Springer

State of TENNESSEE

County of DAVIDSON

On this 29th day of September, 2005, before me the undersigned authority, personally appeared Matthew G. Springer and his wife, Joy E. Springer 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $313,600.00.

Affiant

Sworn and subscribed before me this the 29th day of September, 2005.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public