WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 10/11/05 10:34 2 pgs
Fees:13.00 Taxes:247.90

20051011-0122404

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Glore	Homecomings Financial Network	71-12-240
(NAME) 715 Ward Street	(NAME) 2101 Rexford, Suite 168W	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052639

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, Joseph A. Spicer and wife, Juanita M. Spicer**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan C. Glore, an unmarried man and Karin E. Johnson, a married woman**, 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. 11 on the Plan of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING all of the same property conveyed to Joseph A. Spicer and wife, Juanita M. Spicer by Warranty Deed from James W. Webb and wife, Pauline S. Webb, dated March 17, 2003 and filed of record in Book 20030320-0037065, and re-recorded in Book 20040009-0095903, Register's Office for Davidson County, Tennessee.

Property commonly known as 715 Ward Street, Nashville, TN 37207.

unimproved

This is improved **X** property, known as 715 Ward St., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of September, 2005.

Joseph A. Spicer

Juanita M. Spicer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Madison, Tennessee this 14th day of September, 2005.

Commission expires:



My Commission Expires 1/28/06

Notary Public