BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/05 14:17 2 pgs
Fees:13.00 Taxes:9250.00

20051116-0138626

State of Tennessee)
County of Davidson)

G#19290-2

The actual consideration or value, whichever is greater, for this transfer is **$2,500,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JANA JOUSTRA DAVIS	**"NEW OWNER"**	**Map 116-10-0, Parcel 127.00**
412 Jackson Boulevard		
Nashville, TN 37205		

FOR AND IN 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,

DIANNE TANKERSLEY and husband, JOHN C. SPOONER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANA JOUSTRA DAVIS, a married person

HEREINAFTER CALLED THE GRANTEE, HER 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. 2 on the Plan of Revised Section One, Earls Subdivision, as of record in Book 5200, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert L. Scruggs, Trustee, by Warranty Deed dated March 1, 1999, from Robert M. Hutton, married (joined by his spouse, Jacqueline Hutton), of record in Book 11362, Page 893, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Dianne Tankersley and husband, John C. Spooner, by Quitclaim Deed dated March 1, 1999, from Robert L. Scruggs, Trustee, of record in Book 11362, Page 896, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantors herein.

THIS instrument is being executed by Dianne Tankersley pursuant to a Power of Attorney executed by him on the 29th day of July, 1996, of record in Instrument No. 20050629-0069982, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **412 Jackson Boulevard, Nashville, TN 37205**.

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, 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/our hand(s) this **15th** day of **November, 2005.**

DIANNE TANKERSLEY

JOHN C. SPOONER

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANNE TANKERSLEY;*** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2005.**

***and husband, JOHN C. SPOONER**

_____
Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **DIANNE E. TANKERSLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **JOHN C. SPOONER,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JOHN C. SPOONER** for the purpose therein contained, by signing the name of **JOHN C. SPOONER** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2005.**

_____
Notary Public

My Commission Expires:_____