WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 09:09 2 pgs
Fees:13.00 Taxes:592.00
20051122-0140821

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$160,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2005

Notary Public

My Commission expires: 8/20/06

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Spence	Bank of America	133-14-0-048.00
4849 Lynn Drive	900 W. Trade Street	
Nashville, TN 37211	Charlotte, NC 28255-0001	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shane A. Waller**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Spence and Ashton Spence, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 79 on the plan of Elysian Park, of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 79 fronts 110 feet on the north side of Lynn Drive and runs back between lines, 200.9 feet of the west line and 148.6 feet on the east line to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to James H. Waller and wife, Sara B. Waller, by deed from Russell A. Myers and wife, Peggy B. Meyers, on June 1, 1992, of record in Book 8641, page 878, Register's Office for Davidson County, Tennessee. And further conveyed to Shane A. Waller by Quitclaim Deed from James H Waller and Sara B. Waller on February 12, 1999 of record in Book 11340, page 314, said Register's Office. Lori Waller joins in this conveyance to convey any interest that she may have in said property, particularly any martial interest.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-14-0-048.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 32, Register's Office Davidson County, Tennessee.

This is improved property known as: **4849 Lynn Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 21, 2005.

Shane A. Waller

Lori Waller

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shane A. Waller and Lori Waller,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 21, 2005

My commission expires 8/20/06

Notary Public

ANDREW H. MORTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY