WARRANTY DEED

SHELLEY CLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 1-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue H. Sells (NAME)	~~Cash~~ Same As New Owner (NAME)	MAP 133.13
519 Elysian Fields Rd. (ADDRESS)	(ADDRESS)	PARCEL 90.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Robert Spiceland, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sue H. Sells, unmarried

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:

Property located at: 519 Elysian Fields Rd, Davidson County, Nashville, TN 37211 AND:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County.

Being the same property conveyed to Joseph Robert Spiceland by deed dated 12-31-82, from Ann Evelyn Johnson, unmarried, filed for record on 01-04-83, in Book 5988, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:(1) Restrictive covenants of record in Book 2345, page 514, Book 2393, page 627 and in Book 7780, page 808, said Register's Office. (2) Easement contained in instrument of record in Book 8820, page 44, said Register's Office. (3) Subject to all matters appearing on the Plan of record in Plat Book 2331, page 18, said Register's Office, including any restrictions ancillary thereto. (4)zoning regulations; (5) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 11/30/05 09:18 2 pgs
Fees:13.00 Taxes:588.30

20051130-0143740

unimproved ( )
This is improved (X) property, known as 519 Elysian Fields Rd., Nashville, Tennessee 37211
(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, 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 hand this 22nd day of November 2005

Joseph Robert Spiceland

Joseph Robert Spiceland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SHELLEY CLOYD NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Robert Spiceland, the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 29 day of November, 2004.

My Commission Expires JAN 29 2006

Commission expires 1-28-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public