THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0511070 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $457,700.00. Affiant Subscribed and sworn to before me this 28th day of November, 2005. Notary Public My commission expires: 10/07/2009

Davidson County DEEDWARR
Recvd: 11/30/05 12:22 2 pgs
Fees:13.00 Taxes:1693.49
20051130-0143996

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Stephanie Spottswood 321 Jocelyn Hollow Circle Nashville, TN 37205	Bank of America, N.A. 1400 Best Plaza Drive Richmond, VA 23227	MAP: 115-14 PARCEL: 51

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy D. Hagan** and wife, **Judith H. Hagan**, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephanie Spottswood** (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of West Meade Farms, Inc., Section "J", of record in Plat Book 1835, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeremy Hagan and wife, Judith Hagan, by deed dated October 22, 2003, from Ben R. Cunningham and wife, Helen C. Cunningham, of record in Instrument No. 200310280158324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of West Meade Farms, Inc., Section "J" of record in Plat Book 1835, page 125, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, and Appurtenances of record in Book 6264, page 734, Register's Office for Davidson County, Tennessee.

This is improved property known as: 321 Jocelyn Hollow Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 28th day of November, 2005.

Jeremy D. Hagan

Judith H. Hagan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Jeremy D. Hagan and Judith H. Hagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 28th day of November, 2005.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075