THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires MAY 28, 2006	*STATE OF TENNESSEE]* *COUNTY OF]* *The actual consideration or value, whichever is greater, for this transfer is $115,000.00.* Emily E Watts *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2005.* Angela A. Ramsey *Notary Public* *My commission expires:* 5/28/2006

Name and Address of New Owner:

Rodger and Janet Spears
18 Heritage Glen Court
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 01/03/06 08:28 2 pgs
Fees:13.00 Taxes:425.50
20060103-0000093

Send Tax Bills To:

OWNER

Street Address of Subject Property:	**Map and Parcel:**
18 Heritage Glen Court Madison, TN 37115	42-8-A-11 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOE BYRNE, an unmarried man,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **RODGER SPEARS AND WIFE, JANET SPEARS,** hereinafter called "**GRANTEES,**" their 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. 11 on the Plan of Heritage Glen P.U.D., of record in Book 6900, page 981, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Joe Byrne by Warranty Deed from Ronald W. Jones and wife, Janet R. Jones, of record as Instrument No. 20000710-0067938 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2005 which have been prorated between the parties.

2. All matters shown on the plan of record in Book 6900, page 981, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7939, page 978, as amended in Book 8111, page 86, and By-Laws of record in Book 7939, page 990, in said Register's Office.

4. Charter of Heritage Glen Homeowners' Association of record in Book 8108, page 508, in said Register's Office.

5. Quitclaim Deed to Homeowners' Association for Open Space of record in Book 8083, page 601, in said Register's Office.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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 our hands this 27th day of December, 2005.

JOE BYRNE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOE BYRNE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____

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