THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24920-11-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2005. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: William Ditenhafer 2504 Oakland Avenue Nashville, TN 37212	**Send Tax Bills To:**	**Tax Information:** Map No.104.16-0 Parcel No. 278.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Spalding and wife, Rita Ann Spalding**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Ditenhafer and husband, William Ditenhafer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2504 Oakland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2005.

Joseph C. Spalding

Rita Ann Spalding

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph C. Spalding and Rita Ann Spalding**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/04/06 14:49 2 pgs
Fees:13.00 Taxes:2904.50

20060104-0001211

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot No. 188 on the Map of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 188 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Joseph C. Spalding and wife, Rita Ann Spalding by Warranty Deed dated, December 13, 2000 from W. Reese Willis, III. and wife, Linda Gibbons Willis of record in Instrument No. 20001214-0123235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20011206-0134380, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.