This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 03/27/06 13:26 2 pgs
Fees:13.00 Taxes:407.00
20060327-0034607

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of March, 2006, by and between JUDY SPICER and JAMES D. DRYDEN, party of the first part, and ALCIRA ESPINOZA, party of the second part.
unmarried

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Virginia Manor, as of record in Book 1835, Page 22, Register's Office for said county.

Said Lot No. 13 fronts 70 feet on the northwesterly margin of Avalon Drive and runs back between lines, 165.96 feet on the easterly line and 167.24 feet on the westerly line to a dead line, on which it measures 70.01 feet.

Being the same property conveyed to James B. Dryden and wife, Sara Ruth Dryden by Warranty Deed dated September 9, 1961, of record in Book 3280, Page 273, Register's Office of Davidson County, Tennessee. James B. Dryden passed away on May 10, 2002, leaving Sara Ruth Dryden as the sole surviving tenant by the entirety. Sara Ruth Dryden passed away on November 7, 2005, leaving a will giving her entire estate to Judy Dianne Spicer and James Daryl Dryden, of record in Docket # 05P1843 in the Probate Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 1835, Page 22, of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Judy Spicer
JUDY SPICER

James D. Dryden
JAMES D. DRYDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2006, before me personally appeared JUDY SPICER and JAMES D. DRYDEN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at office this 20th day of March, 2006.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address : Alcira Espinoza
1915 Avalon Drive
Nashville, TN 37216

Tax Parcel No.: 07305002300

Property Address: 1915 Avalon Drive
Nashville, TN 37216

MAIL TAX BILLS TO: Alcira Espinoza
1915 Avalon Drive
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Alcira Espinoza
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2006.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10