THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23592B

Davidson County DEEDWARR
Recvd: 04/06/06 11:00 2 pgs
Fees:13.00 Taxes:621.60
20060406-0039640

MAP/GROUP/PARCEL: 063-16-O-A/018.00 00

NEW OWNER'S NAME AND ADDRESS:
JEFFREY SPEARS & JEANNE SPEARS
1744 AARONWOOD DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JON MCCLIMON and PATRICIA MCCLIMON, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, JEFFREY SPEARS and JEANNE SPEARS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 48 ON THE PLAN OF THE HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT BOOK 6900, PAGES 550-552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445, AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

The subject property is improved property known as 1744 AARONWOOD DRIVE, OLD HICKORY, TN 37138.

BEING the same property conveyed to Grantor herein by deed of record in Book 9633, Page 390, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JON MCCLIMON

PATRICIA MCCLIMON

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, JON MCCLIMON and PATRICIA MCCLIMON, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value whichever is greater for this transfer is $168,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
9.22.07

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN