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This Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/17/06 08:28 2 pgs
Fees:13.00 Taxes:364.45
20060417-0042936

ADDRESS NEW OWNER:

Matthew B. Phelan
3445 Knight Drive
Whites Creek, TN 37189

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Taylor Bean & Whitaker Mtg. Corp.
Mail Stop:S
1417 North Magnolia Avenue
Ocala, FL 34475-9078

MAP AND PARCEL:
Map 49; Parcel 252
Map 49; Parcel 253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark S. Spengel, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Matthew B. Phelan**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the center of Knight Road (formerly Ewing Road) 100 feet southerly from B. F. Sanders northwest corner, the southwest corner of Lot No. 2 on said plan; thence leaving said road South 87 deg. 30 min. East 285 feet; and continuing Easterly 143 feet; thence Southerly 99.5 feet; thence Westerly 143 feet; thence North 87 deg. 30 min. West 285 feet to the center of said Knight Road; thence North 4 deg. 45 min. East 100 feet to the point of beginning.

Being the same property conveyed to Mark S. Spengel by deed from Eric M. Eash and wife, Jenifer J. Eash of record in Inst. No. 20000320-0028157, said Register's Office.

Jennifer Dawn Spengel joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Mark S. Spengel.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3445 Knight Drive, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13th day of April, 2006.

4-13-06

Mark S. Spengel

Jennifer Dawn Spengel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark S. Spengel and Jennifer Dawn Spengel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of April, 2006.

Notary Public

My Commission Expires: 09/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $98,500.00.

AFFIANT

THE STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me this 13th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 11/25/06