Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

39-B
File #06-1196

20B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mel Douglas Layton, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Bryan G. Sprague and Stephanie A. Sprague, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Subdivision of Waters Place on Maxey Lane, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mel Douglas Layton by deed from Grand Canyon Properties, LLC a Tennessee limited liability company and Leonard Gunn, married, dated November 15, 2004, of record in Instrument No. 20041119-0139332, Register's Office for Davidson County, Tennessee. Annelise Charity Layton was appointed attorney in fact for Mel Douglas Layton by Durable General Power of Attorney of record as Instrument No. 20041119-0139331, Register's Office for Davidson County, Tennessee.

Annelise Charity Layton executes this instrument as Attorney-in-Fact on behalf of Mel Douglas Layton pursuant to the Durable General Power of Attorney of record in Instrument No. 20041119-0139331 in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 122 Piedmont Avenue, Nashville TN, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of May, 2006

Mel Douglas Layton

by Annelise Charity Layton, atty-in-fact

Davidson County DEEDWARR
Recvd: 05/11/06 15:06 2 pgs
Fees:13.00 Taxes:407.00

20060511-0055606

State of CA
County of Los Angeles

On this 9th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Annelise Charity Layton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mel Douglas Layton, as his Attorney-in-Fact, acknowledged that such person executed as the free act and deed of Mel Douglas Layton.

Julianne L. Askew
Notary Public

My Commission Expires: 9/13/09

JULIANNE LOUISE ASKEW
COMM. #1606279
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 13, 2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110,000.00.

Mary Bruns
Affiant

Sworn and subscribed before me on this the 9th day of May, 2006.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bryan G. Sprague	AmSouth Bank	72-12-47
P. O. Box 30121	2050 Parkway Office Circle	
Cromberg, CA 96103	Birmingham, AL 35244	