20B

# WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE 211
GOODLETTSVILLE, TN 37072

JANIE BUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Bryan G. Sprague | AmSouth Bank | Map 83 |
| P.O. Box 30121 | 2050 Parkway Office Circle | Group 8 |
| Cromberg, CA 96103 | Birmingham, AL 35244 | Parcel 49 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Charlotte A. Lucas and husband, Jermaine Lucas, and Charlotte A. Lucas and Nicole Prince, Heirs of the Estate of Rachel Hauer**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Bryan G. Sprague and wife, Stephanie A. Sprague**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Rosewood Heights, Section II, as of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 213.70 on the southerly margin of Crescent Hill Road, and extends back 364.5 feet on the easterly line and 397.3 feet on the westerly line to a point of intersection, said lot being triangular in shape.

Being the same property conveyed to Charlotte A. Lucas, a single person, and Rachel Hauer, a single person, by deed from Annie L. Sweet, unmarried, and Margarita King, unmarried, of record in Instrument 20010924-0103177, Register's Office for said County. The said Rachel Hauer died leaving Charlotte A. Lucas and Nicole Prince as her Sole Heirs-at-Law. Affidavit of Heirship 20060522-

This conveyance is subject to Restrictions of record in Book 2153, Page 534, said Register's Office. 0059700

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 57, said Register's Office.

The said Jermaine Lucas, as spouse of Charlotte A. Lucas, joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of record in Instrument 20060522-0059701, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 816 Crescent Hill Place, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Davidson County DEEDWARR
Recvd: 05/22/06 10:43 2 pgs
Fees:13.00 Taxes:462.50
20060522-0059702

Witness our hands this 15th day of May, 2006.

Charlotte A. Lucas
Charlotte A. Lucas

Jermaine Lucas
Jermaine Lucas

ESTATE OF RACHEL HAUER

Charlotte A. Lucas
By: Charlotte A. Lucas, Heir-at-Law

Nicole Prince by Charlotte A Lucas AIF
By: Nicole Prince, Heir-at-Law
By: Charlotte A. Lucas, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte A. Lucas and husband, Jermaine Lucas, 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 and official seal at Nashville, Tennessee, this 15th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charlotte A. Lucas, Heir of the Estate of Rachel Hauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of Rachel Hauer and as such Heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Charlotte A. Lucas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Nicole Prince, Heir of the Estate of Rachel Hauer, the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Nicole Prince who is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.