THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25497-05-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
George N. Spiva 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	New Owner	Map No.116.10-0 Parcel No. 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia W. Davidson, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George N. Spiva, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 Jackson Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2006.

Julia W. Davidson

Julia W. Davidson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia W. Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/15/06 15:08 2 pgs
Fees:13.00 Taxes:2164.50

20060615-0071660

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of lot number 19 on the Map of A.M. Bransford's Subdivision of Lots numbers 29 to 34, inclusive and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 19 fronts 120 feet on the southerly side of Jackson Boulevard and runs back 196 1/2 feet on the easterly line and 210 feet on the westerly line, with the easterly margin of Deer Park Circle, to a dead line and measures 100 feet, more or less thereon.

Being the same property conveyed to William F. Davidson and wife, Julia W. Davidson by Warranty Deed dated May 2, 1977 from Margaret Morrison Blair, a widow of record in Book 2489, page 272, Register's Office for Davidson County, Tennessee. William F. Davidson has since conveyed his interest in said property to Julia W. Davidson by Quitclaim Deed of record in Book 5142, page 645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5786, page 980, Register's Office for Davidson County, Tennessee.