THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/05/06 16:17 2 pgs
Fees:13.00 Taxes:2534.50
20060705-0080486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 117-05-8-060.00

The actual consideration or value, whichever is greater, for this transfer is $685,000.00

Affiant

Subscribed and sworn to before me this the 15th day of June, 2006.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Patrick R. Spear and Lisa D. Spear
(Name)
3617 Hampton Avenue
(Street Address)
Nashville, TN 37215

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Sharon Langford, an unmarried woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Patrick R. Spear and Lisa D. Spear, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20, on the Plan of Henry Sperry Addition, as shown on plat of record in Plat Book 974, page 21, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 20 fronts 100 feet on the southerly margin of Hampton Avenue and extends back between parallel lines 315 feet to a dead line in the rear.

Being the same property conveyed to Sharon Langford by Deed of record in Book 10006, Page 470 recorded 4/8/1996, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 3617 Hampton Avenue, Nashville, TN 37215

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land 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 herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 15th day of June, 2006.

Sharon Langford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Sharon Langford, an unmarried woman,** 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 and official seal in Nashville, Tennessee, this 15th day of June, 2006.

Notary Public

My Commission Expires: 1/24/09

