RECORD AND RETURN TO: Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/07/06 14:04 2 pgs
Fees:13.00 Taxes:1831.50

20060807-0096600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hortense J. Spillers | Countrywide Home Loans, Inc. | MAP 83-11-0 |
| 811 Riverside Drive | 801 Crescent Centre Drive #510 | PARCEL 098.00 |
| Nashville, TN 37206 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Gabriel D. Wicks and wife, Heather J. Wicks**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hortense J. Spillers,** unmarried

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. 7 on the unrecorded map of Humphrey Hardison's Subdivision of part of the Gray or Hensley Tract described according to survey dated 8/24/39 by W. R. Southgate, Surveyor, as follows:

Beginning at a point in the easterly margin of Riverside Drive, 555 feet north of the northeast intersection of said Drive and Coopers Lane, being the common corner of Lots Nos 6 and 7; thence with the line between said lots easterly 300 feet to the west line of Lot No. 11; thence with the line between Lots 7 and 11, North 03 degrees 30 minutes East 200 feet to the common corner of Lots 7 and 8; thence with the line between said Lots westerly 300 feet to the easterly margin of Riverside Drive; thence with the margin of the same South 03 degrees 30 minutes West 200 feet to the point of beginning.

Being the same property conveyed to Gabriel D. Wicks and wife Heather J. Wicks by warranty deed from W. Wilson Henderson and wife Charline D. Henderson as of record in Instrument No. 20040617-0071911, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **811 Riverside Drive, 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.

Witness our hand(s) this the 1st day of August, 2006.

Gabriel D. Wicks

Heather J. Wicks

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 **Gabriel D. Wicks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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 **Heather J. Wicks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public