State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$ 140,000.00**

Amanda Kinslow Affiant

Subscribed and sworn before me this the **28th Day of July, 2006**

Patricia B. Graves

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: April 21, 2009

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jovon Spears **5005 Streamfield Pass** **Antioch, Tennessee 37013**	**5005 Streamfield Pass** **Antioch, Tennessee 37013**	**New Owner**

Map 149-9 Parcel 271

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

ROSCO GORDON AND WIFE, SANDY GORDON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JAVON SPEARS, UNMARRIED AND LASHONDA WALKER, JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot No. 89, First Revision, Section 1, Hunters Run, of record in Plat Book 9700, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosco Gordon and wife, Sandy Gordon by Warranty Deed from Butler Construction, LLC of record in Book 11337, page 213, Register's Office for Davidson County, Tennessee, dated February 9, 1999.

Subject to all matters of record in Plat Book 9700, page 341, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10378, page 10, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/07/06 15:06 2 pgs
Fees:13.00 Taxes:518.00
20060807-0096771

Executed this 28th Day of July, 2006

Rosco Gordon

Sandy Gordon

STATE OF Tennessee

COUNTY OF DAVIDSON

On this **28th Day** of **July, 2006**, before me appeared

Rosco Gordon and wife, Sandy Gordon

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires MY COMMISSION EXPIRES: April 21, 2009

Notary Public

Patricia B. Graves

PATRICIA B. GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY