ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires NOV. 22, 2008

B-SF-06-0308

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

George W. Spence
Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/06 10:37 2 pgs
Fees:13.00 Taxes:617.90

20061013-0127339

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Spence	Southwest Funding, LP	
308 Jayme Mika Court	(NAME) 8848 Greenville Avenue	22-2-39.00
(ADDRESS) Joelton, TN 37080	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN R. MAGGARD AND ANNA K. MAGGARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE W. SPENCE AND WIFE, ANDREA S. SPENCE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38 on the plan of Chase Pointe, Section Three, of record in Book 9700, page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin R. Maggard and wife, Anna K. Maggard by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 11546, Page 878 on June 25, 1999 and filed for record on June 29, 1999, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those of record in Book 9948, Page 904, Book 10604, Page 147 and Plat of record in Plat Book 9700, Page 625, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 308 Jayme Mika Court, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 10th day of October, 2006.

Kevin R. Maggard

Kevin R. Maggard

Anna K. Maggard

Anna K. Maggard

STATE OF Tennessee
COUNTY OF DAVIDSON

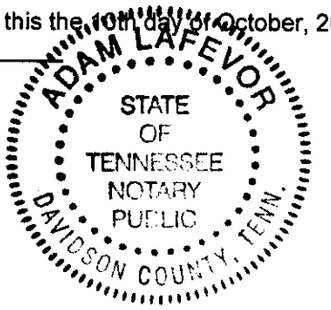
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin R. Maggard and Anna K. Maggard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22 2008

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903