PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(db) Title No: 48289
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/13/06 14:53 2 pgs
Fees:13.00 Taxes:1013.80
20061113-0140637

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Russell T. Wingo III Allison A. Hamilton 1106 Brookmeade Drive Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131080026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan M. Spanier and spouse, Cindy Spanier**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Russell T. Wingo, III and Allison A. Hamilton, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 20 fronts 111.47 feet on the broken easterly margin of Brookmeade Drive and extends back 256.9 feet on the northerly lien and 246.4 feet on the southerly line to a dead line in the rear, measuring 158 feet thereon.

Being the same property conveyed to Jonathan M. Spanier and spouse, Cindy Spanier by deed from Betty J. Cruse and spouse, Dennis G. Cruse of record in Doc. No. 20040714-0083836, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 139, said Register's Office, which Plan shows 40 foot minimum building set back line from Brookmeade Drive and 10 foot easement for public utility purposes along the rear and northerly line(s) of said lot; Easement for the flow of Brown's Creek across the rear portion of said lot; Easement to the City of Nashville for sewer purposes of record in Book 3347, page 580, said Register's Office.

This is improved property, known as: 1106 Brookmeade Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2006.

Jonathan M. Spanier

Cindy Spanier

State of TENNESSEE
County of DAVIDSON

On this 9th day of November, 2006, before me the undersigned authority, personally appeared Jonathan M. Spanier, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of DAVIDSON

On this 10th day of November, 2006, before me the undersigned authority, personally appeared Cindy Spanier to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $274,000.00.

Affiant

Sworn and subscribed before me this the 10th day of November, 2006.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Commission Expires JULY 21, 2007

Notary Public