Davidson County DEEDWARR
Recvd: 11/17/06 14:23 2 pgs
Fees:13.00 Taxes:830.65
20061117-0143281

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1503

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Spooner and wife, Elizabeth Spooner, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles W. Warterfield and wife, Joan P. Warterfield, 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. 40 on the Plan of Devon Valley, P.U.D. Subdivision, Phase 1, of record in Plat Book 7900, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Spooner and wife, Elizabeth Spooner by deed from Philip F. Issler, Jr. and wife, Lisa Issler dated May 27, 2005 of record in Instrument 20050606-0064432, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2517 Devon Valley Drive, Nashville TN, 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 9th day of November, 2006

X _____
John Spooner

X _____
Elizabeth Spooner

State of Tennessee)
County of Davidson)

On this 9th day of November, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Spooner and Elizabeth Spooner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 224,500.00.

X

Affiant

Sworn and subscribed before me on this the 9th day of November, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles W. Warterfield	Countrywide Home Loans	142160D01100CO
2517 Devon Valley Drive	2021 North Gallatin Road #292	
Nashville, TN 37221	Madison, TN 37115	