THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 26545S

Davidson County DEEDWARR
Recvd: 12/27/06 15:55 2 pgs
Fees:13.00 Taxes:551.30
20061227-0159675

MAP/GROUP/PARCEL: 061-14-0-087.00

NEW OWNER'S NAME AND ADDRESS:
BRADLEY L. SPENCER
3105 CRYSTAL SPRING LANE
Hermitage, TN 37076

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE STE 400
FRANKLIN, TN 37067

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

STEPHEN J. HOLLIS and SUSAN HOLLIS, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, **BRADLEY L. SPENCER, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12, on the Plan of Baxter Heights, as shown on plat of record in Plat Book 2063, page 94, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen J. Hollis and wife, Susan Hollis in Instrument 20050516-0055049 recorded 5/16/2005, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 3817 HILLTOP AVENUE, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

STEPHEN J. HOLLIS

SUSAN HOLLIS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **STEPHEN J. HOLLIS and SUSAN HOLLIS, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of December, 2006.

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES NOV 22 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $149,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER