NEW OWNER:
GINA Y. SPENCER
426 STEWARTS FERRY PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 West Main Street
Lebanon, TN 37087

Map 096
Group 11-0-A
Parcel 010.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 07-0191

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/05/07 09:04 3 pgs
Fees:18.00 Taxes:270.10
20070305-0026390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Three Thousand and 00/100 Dollars ($73,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY W. BUSH and wife, PATRICIA A. BUSH** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **GINA Y. SPENCER, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING Unit 2-B, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, Page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit 2-B being a part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 228, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Gary W. Bush and wife, Patricia A. Bush by deed from Southern Ventures Corp., dated 1/26/85, and of record in Record Book 6602, page 371, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 228, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2007.

Gary W. Bush
GARY W. BUSH

Patricia A. Bush
PATRICIA A. BUSH

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY W. BUSH and wife, PATRICIA A. BUSH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2007.

NOTARY PUBLIC

My commission expires: 5/11/09

TOM A. TREBBLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$73,000.00 .**

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2007.

NOTARY PUBLIC

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-27-09