PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(db) Title No: 48468
Dav. Co. File: Box 8

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 03/08/07 11:07 2 pgs
Fees:13.00 Taxes:1665.00

20070308-0028642

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher Price Candice Price 2008 Kingsbury Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lydia M. Spragens, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Price and spouse, Candice Price** 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. 32 on the Plan of Hillsboro Park Section II of record in Book 2331, Page 61 and 62 Register's Office for said County.

SAID Lot No. 32 fronts 250.0 feet on the easterly margin of Kingsbury Drive and extends back 204.0 feet on the northerly line and 188.0 feet on the southerly line to a dead line the rear, measuring 250.3 feet thereon.

BEING the same property conveyed to Lydia M. Spragens and husband, David W. Spragens by deed from Albert J. Thomas, Jr. and wife, Jacqueline Doyle Thomas of record in Book 11518, Page 113, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20011214-0138557 Register's Office for Davidson County, David W. Spragens conveyed his interest in subject property to Lydia M. Spragens.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, Pages 61 and 62, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Kingsbury Drive and a 10 foot easement for public utility purposes along the rear line of said lot; A 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 2008 Kingsbury Drive, Nashville, Tennessee 37215.

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 1st day of March, 2007.

Lydia M. Spragens

State of TENNESSEE

County of DAVIDSON

On this 1st day of March, 2007, before me the undersigned authority, personally appeared Lydia M. Spragens, 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.

My Commission Expires: DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Sworn and subscribed before me this the 1st day of March, 2007.

My Commission Expires: 9/16/09

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County