B0436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2007.

_____
Notary Public

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Eldon R. Spraker III
6600 Ellesmere Road
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 05/10/07 14:03 2 pgs
Fees:13.00 Taxes:129.50
20070510-0056332

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

308 Neill Avenue
Nashville, TN 37206-4014

Map and Parcel:

82-12-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KRISTA A. ADAMS,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **ELDON R. SPRAKER III,** an unmarried man, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 and the south 9 feet of Lot No. 198 on the Map of Neill S. Brown's Addition of record in Book 57, page 50, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 197 and part of Lot No. 198 adjoin and front together 59 feet on the westerly side of Neill Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Krista A. Adams by Warranty Deed from Affordable Housing of Nashville, Inc. of record in Book 9863, page 497, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2007 which have been prorated between the parties and assumed by Grantee.

2. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized 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; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs 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 my hand this 10th day of May, 2007.

Krista A. Adams
KRISTA A. ADAMS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRISTA A. ADAMS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____

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