This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
File #6070327

Davidson County DEEDWARR
Recvd: 07/05/07 08:21 2 pgs
Fees:13.00 Taxes:2645.50
20070705-0079733

Send Tax Bills To:
new owner

New Owner is:
Clark Spoden
1617 Ash Valley Drive
Nashville, TN 37215

MAP: 131-13-0

PARCEL: 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Frank Shuler and wife, Luci Shuler**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Micajah C. Spoden, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1617 Ash Valley Drive, Nashville, TN 37215**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the revised plan of Subdivision of Lot 7 and a portion of Lot 6, Westwood Subdivision, of record in Book 5190, Page 403, re-recorded in Book 5190, Page 435, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Frank Shular and wife, Luci Shular by Warranty Deed from Charles K. Kirby and wife, Lenora F. Kirby of record in Instrument No. 20040429-0048752, Register's Office for Davidson County, Tennessee dated April 21, 2004 and recorded in April 29, 2004. Re-recorded to correct names of Grantee in Instrument No. 20040512-0055229.

Frank Shular is also known as Franklin D. Shuler and Luci Shular is also known as Lucianne M. Shuler.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

FS LS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the ___ day of _____, 2007.

GRANTOR(S):

FRANK SHULER

LUCI SHULER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Frank Shuler and wife, Luci Shuler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29th day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$715,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 29th day of June, 2007.

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 20, 2010

NOTARY PUBLIC
My commission expires:_____