THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
James Ray Spriggs
208 Theodore Road
Nashville, TN 37214
SEND TAX BILLS TO:
First Horizon Home Loans
P. O. Box 7481
Springfield, OH 45501

Davidson County DEEDWARR
Recvd: 08/03/07 11:44 2 pgs
Fees:13.00 Taxes:529.10
20070803-0092577

WARRANTY DEED
(Map 084-14-O, Parcel 087)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **TIMOTHY W. HALL, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JAMES RAY SPRIGGS and wife, JOYCE LYNN SPRIGGS**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 39, Walnut Grove, according to plat and survey of same appearing of record in Plat Book 2133, page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 39 fronts 86 feet on the westerly side of Theodore Road and runs back 145 feet on the northerly line and 155.5 feet on the southerly line, to a dead line measuring 86.9 feet thereon.
>
> BEING the same property conveyed to Timothy W. Hall by Warranty Deed from Jean Adkisson, dated October 27, 2005, of record in Instrument No. 20051031-0130940, in the Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit being recorded simultaneously herewith in Instrument No. 20070803-0092576, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2133, page 87; to restrictive covenants of record in Book 2271, page 541; to sewer and drainage easement for Metro of record in Book 4931, page 222, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 208 Theodore Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of July, 2007.

TIMOTHY W. HALL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Hall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of July, 2007.

Notary Public

My commission expires:

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

File No. 20070336