WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH day of August, 2007

Notary Public

MY COMMISSION EXPIRES: ~~My Commission~~ Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/10/07 10:34 3 pgs
Fees:18.00 Taxes:185.00
20070810-0095903

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita M. Spicer and Joe A. Spicer	New Owner	MAP 72-10 PARCEL 242
(NAME) 2307 Northview Ave.	(NAME)	
(ADDRESS) Nashville, TN, 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Josephine Carter, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juanita M. Spicer and husband, Joe A. Spicer,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 of an unrecorded Subdivision of R.C. Lewis' property as shown on the survey made by Norris H. Hickerson, November 14, 1946, described as follows:

Beginning at an iron pin in the easterly margin of Northview Avenue, 180 feet south of the southeast corner of Litton Avenue; thence along the line between Lots 3 and 4, south 86° 15' East 100 feet to an iron pin in the westerly line of the G. 0. cuff property; thence along Cuff's line, South 30 45 West 50 feet to an iron pin; thence North 86° 15' West 100 feet to an iron pin in the easterly margin of Northview Avenue; thence along the margin of said Avenue, North 3° 45' East 50 feet to the point of beginning.

Being the same property conveyed to JOSEPHINE CARTER, by deed from GRAND CANYON PROPERTIES, LLC, of record as Book 11158, page 685, dated October 15, 1998, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

This is improved property known as: 2307 Northview Avenue, Nashville, TN 37216

Witness my/our hand(s) this 9th day of August, 2007.

Josephine Carter

Josephine Carter, Seller

STATE of Tennessee
COUNTY of Davidson

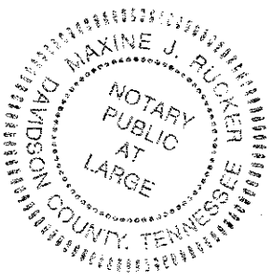
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Josephine Carter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **9th day of August, 2007.**

Mary J. Rucker

Notary Public

My Commission Expires: My Commission Expires March 22, 2008



Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2006

Notary's Seal (If on paper)

