[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

| Matthew Sonday | New Owner | Map & Parcel |
|---|---|---|
| 829 Setliff Place | | 08306007100 |
| Nashville, TN 37206 | | 13096 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Larry C. Spencer, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Matthew Sonday, a single person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 32 fronts 75 ½ feet on the easterly side of Setliff Place and runs back between lines, 155 feet on the southerly line and 135 feet on the northerly line, which northerly lines is the southerly margin of Benjamin Street, to an alley in the rear of shows 73 feet to said alley.**

**Being the same property conveyed to Larry C. Spencer, an unmarried person by Warranty Deed from Betty O. Place, an unmarried person of record in Instrument Number 20040728-0090032, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Plan of record in Book 547, page 134, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/12/07 15:18 2 pgs
Fees:13.00 Taxes:740.00
20070912-0109590

This is improved property commonly known as 829 Setliff Place, Nashville, Tennessee 37206.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $200,000.00.**

**Affiant**

**Subscribed and sworn to before me this 11th day of September, 2007.**

**Notary Public:**

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**MY COMMISSION EXPIRES.**
**September 19, 2009**

**My Commission Expires:**_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their his and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of October, 2007.

Larry C. Spencer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Larry C. Spencer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of October, 2007.

ROBERT JOHN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009