THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26977-08-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me this 18th day of September, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert W. Lowe, III 203 Jackson Blvd. Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 116100083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George N. Spiva, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Lowe, III and wife, Angela S. Lowe** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 Jackson Blvd., Nashville, TN 37205
Subject property is not now, nor has it ever been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of September, 2007.

George N. Spiva

Michel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George N. Spiva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/20/07 15:01 2 pgs
Fees:13.00 Taxes:2682.50

20070920-0112766

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of lot number 19 on the Map of A.M. Bransford's Subdivision of Lots numbers 29 to 34, inclusive and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 19 fronts 120 feet on the southerly side of Jackson Boulevard and runs back 196 1/2 feet on the easterly line and 210 feet on the westerly line, with the easterly margin of Deer Park Circle, to a deal line and measures 100 feet, more or less thereon.

Being the same property conveyed to George N. Spiva, Married by Warranty Deed dated June 12, 2006 from Julia W. Davidson, Unmarried of record in Instrument No. 20060615-0071660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 State/City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5786, page 980, Register's Office for Davidson County, Tennessee.