Davidson County DEEDWARR
Recvd: 11/20/07 10:06 2 pgs
Fees:13.00 Taxes:469.90

20071120-0135781

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of November, 2007, by and between R Spencer Construction, a Tennessee Corporation, party of the first part, and Lee E. Archibald, Jr. , unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the Northerly Thirty-five (35) feet of Lot Seven (7), Block "G" of the Hermitage Add., a Plan of which is of record in Plat Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Northerly 35 feet of Lot 7 lies on the East side of Decatur Street, and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet, more or less, to an alley in the rear.

Being all or part of the same property conveyed to R. Spencer Contruction, Inc. by Warranty Deed dated August 16, 2006 and recorded at Instrument No. 20060817-0101666 in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

President

R. Spencer Construction, Inc. by

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roland Spencer Jr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the President of R. Spencer Construction, Inc., the within named bargainor, a corporation and that he as such President, executed the

foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.
WITNESS my hand and official seal at office this 13th day of November, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Lee E Archibald Jr

17 Decatur Street, Nashville, TN 37210

Tax Parcel No 09316038900

Property Address: 17 Decatur Street
Nashville, TN 37210

MAIL TAX BILLS TO: Taylor Bean and Whitaker

PO Box 628204
Orlando, FL 32862-8204

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lee E Archibald Jr
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of November, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

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DAVIDSON COUNTY, TN
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