Davidson County DEEDWARR
Recvd: 12/04/07 15:17 2 pgs
Fees:13.00 Taxes:578.68
20071204-0140513

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $156,400.00

Affiant

Subscribed and sworn to before me, this 30 day of November, 2007.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

05-0711-63944

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Sean Spohr 300 Lincoln Park West Madison TN 37115	First Tennessee Home Loans a division of First Tennessee Bank, NA 1555 W. Walnut Hill Lane, Suite 200 Irving, TX 75038	42-09-0-A-11.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Kimberly Harrison, Walter Robert Locke and wife, Dorothy Virginia Locke, tenants in common with right of survivorship**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel Sean Spohr**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of A Residential Planned Unit Development, The Resubdivision of Lots 9, 10 & 11, Lincoln Park, of record in Book 7900, Page 101, as amended in Book 8250, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Locke and Virginia Locke, husband and wife and Mary Kimberly Harrison by deed from Mark D. Lefevre, a married person, dated June 10, 2005, recorded June 15, 2005, of record in Instrument No. 20050615-0068250, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Kimberly Harrison, an unmarried woman by deed from Walter Robert Locke and wife, Dorothy Virginia Locke, dated July 14, 2005, recorded July 18, 2005, of record in Instrument No. 20050718-0082959, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Kimberly Harrison, an unmarried woman, and Walter Robert Locke and wife, Dorothy Virgina Locke by Quitclaim Deed from Mary Kimberly Harrison, an unmarried woman, dated April 3, 2006, recorded April 6, 2006, of record in Instrument No. 20060406-0039552, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Mary Kimberly Harrison by Quitclaim Deed from Jeptha Daniel Alsup III, dated July 23, 2007, recorded August 20, 2007, of record in Instrument No. 20070920-0112534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 300 Lincoln Park West, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30th day of November, 2007.

Mary Kimberly Harrison
Mary Kimberly Harrison

Walter Robert Locke
Walter Robert Locke

Dorothy Virginia Locke
Dorothy Virginia Locke

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Kimberly Harrison and Walter Robert Locke and Dorothy Virginia Locke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of November, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212