Davidson County DEEDWARR Recvd: 12/31/07 15:00 2 pgs Fees:13.00 Taxes:673.40 **20071231-0149374**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $182,000.00. Affiant Subscribed and sworn to before me on this 18th day of December, 2007 Notary Public MY COMMISSION EXPIRES: 7-19-08

WARRANTY DEED

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jalanna M. Taplin	Capital Mortgage Finance	
(NAME)	(NAME)	
3325 Quail Run Court	6310 Stevens Forest Rd	Map and Parcel 108-12-0-183.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbia, MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Delfon A. McSpadden and wife, Leisa M. Byars-McSpadden, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jalanna M. Taplin, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Trailwood Subdivision, Section 3 of record in Plat Book 6900, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Delfon A. McSpadden and wife, Leisa M. Byars-McSpadden, by Quitclaim Deed from the State of Tennessee, dated August 23, 2007, of record in Instrument No. 20070830-0104297, Register's Office for Davidson County, Tennessee.

Being the same property forfeited to the State of Tennessee by Judgment of Forfeiture or record in Instrument No. 20070212-0017570, and Order of record in Instrument No. 20070212-0017568, Register's Office for Davidson County, Tennessee, and previously being the same property conveyed to Damian Anter by deed from Donald J. Hollingsworth of record in Instrument No. 20041108-0134231, Register's Office for Davidson County, Tennessee.

This is improved property known as 3325 Quail Run Court, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of December, 2007.

Delfon A. McSpadden

Leisa M. Byars-McSpadden

STATE OF TENNESSEE
COUNTY OF Davidson

I, Laura Shaun, a Notary Public of the County and State aforementioned, do hereby certify that Delfon A. McSpadden and Leisa M. Byars-McSpadden personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of December, 2007.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

State of Tennessee
County of Davidson

Personally appeared before me, Denise Cole, 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.

Notary Public

My Commission Expires: My Commission Exp. Jan. 26, 2008

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN