03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2008.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/07/08 12:40 2 pgs
Fees:13.00 Taxes:172.05
20080407-0034960

03-0803-35318

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Eldon R. Spraker, III<br>6000 Ellesmere Rd<br>Nashville TN 37205 | New owner | 91-14-0-025 |

**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, Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth Stephens, Trustee for the Maxon Land Trust, 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 part of the northerly part of Lot "C" on the Map of Westview Heights Subdivision, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots "C" and "B" on Maxon Street and running with the margin of said Maxon Street and Lot "C" 48 feet to a stake; thence running back in a southerly direction and parallel with the dividing line between Lots "B" and "C" 108.3 feet to a dead line and measuring 48 feet thereon.

Being the same property conveyed to Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, of record in Instrument No. 20080407.0034959 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 5707 Maxon Avenue, Nashville, TN 37209

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 28th day of March, 2008.

Kenneth Stephens, Trustee of The
5707 Maxon Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Stephens, Trustee of the 5707 Maxon Land Trust, 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 and in the capacity thereof.

Witness my hand in Nashville, TN, this 28th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

