THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030241**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $686,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2008. Notary Public My Commission Expires: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/08/08 11:34 2 pgs
Fees:13.00 Taxes:2538.20

20080408-0035475

WARRANTY DEED

Address New Owner: Eric W. Smith and Eileen Burkhalter Smith 2920 22nd Avenue South Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11706002500

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, **David R. Spigel and wife, Marci M. Spigel, one and the same as Marcia M. Spigel** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Eric W. Smith and wife, Eileen Burkhalter Smith**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 OF BLOCK 2 ON THE PLAN OF W. V. DAVIDSON'S HILLSBORO HIGHLANDS, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 34 FRONTS 100 FEET ON THE EASTERLY SIDE OF 22ND AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. SPIGEL AND WIFE, MARCIA M. SPIGEL BY WARRANTY DEED FROM GREGORY P. HAYDEN AND NANCY K. HAYDEN, BOTH NOW UNMARRIED PERSONS, RECORDED ON THE 16TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030616-0082335, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2920 22nd Avenue South Nashville TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1. Covenants, Conditions and Restrictions as set forth in instrument recorded in Book 724, Page 514, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 519.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 2 ON THE PLAN OF W. V. DAVIDSON'S HILLSBORO HIGHLANDS, as recorded in Plat Book 843, Page(s) 23, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on

race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.

Grantor further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of March, 2008.

David R. Spigel by Marci Spigel Atty-in-Fact
David R. Spigel

Marci Spigel
Marci M. Spigel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~David R. Spigel and~~ Marci M. Spigel, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid,Marci M. Spigel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for David R. Spigel, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public

My commission expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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