[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Larry Spencer	New Owner	Map/Parcel -
640 Old Hickory Blvd		09105004100
Nashville, TN 37209		08-03-13203 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Janice Hornal, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Larry Spencer, a single person** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE MAP OF MOSS WOOD SUBDIVISION, AS OF RECORD IN BOOK 2663, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 52 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIES AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DONALD ARKOVITZ, TRUSTEE TO JANICE R. HORNAL AS RECORDED ON THE 25TH DAY OF AUGUST, 1981 IN BOOK 5786, PAGE 633 AND WARRANTY DEED FROM JANE WALL, UNMARRIED TO MARK D. HORNAL ET UX JANICE R. HORNAL AS RECORDED ON THE 11TH DAY OF MAY, 1976 IN BOOK 5023, PAGE 742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOSS-WOOD SUBDIVISION, as recorded in Plat Book 2663, Page(s) 102, 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).

This is improved property commonly known as: 703 Ries Avenue, Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 04/16/08 14:12 2 pgs
Fees:13.00 Taxes:185.00

20080416-0038590

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me
this 10th day of April, 2008

My Commission Expires: ~~September 19, 2009~~ MY COMMISSION EXPIRES.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of April, 2008.

Janice Hornal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2008, before me personally appeared Janice Hornal to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009