WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2008.

Notary Public

CARA MONA CRITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-08-6020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Q. Spaniard	CityLife Lending Group, LLC	
6020 Frontier Lane (ADDRESS)	8480 Stagecoach Circle (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Frederick, MD 21701 (CITY) (STATE) (ZIP)	172-2-15.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH S. BRADLEY AND WIFE, NOEMI BRADLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM Q. SPANIARD, A MARRIED PERSON AND PAMELA D. HOOPER, A MARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 ON THE RE-SUBDIVISION OF LOTS 16 AND 17 SHOWING LOT NOS. 16 AND 17 ON THE PLAN OF THE HIGHLANDS, SECTION 3, OF RECORD IN PLAT BOOK 5050, PAGE 14, RESUBDIVIDED IN PLAT BOOK 11190, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH S. BRADLEY AND WIFE, NOEMI BRADLEY BY WARRANTY DEED FROM ELIZABETH A. KNOCH, A WIDOW, RECORDED ON THE 2ND DAY OF FEBRUARY, 2000 IN INSTRUMENT NO. 20000202-0010800, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6020 Frontier Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/21/08 13:31 2 pgs
Fees:13.00 Taxes:1036.00
20080521-0052204

Witness my/our hand(s) this 13th day of May, 2008.

Joseph S. Bradley by Noemi Bradley attorney in fact

Joseph S. Bradley

Noemi Bradley

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of May, 2008, before me personally appeared Noemi Bradley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph S. Bradley and who acknowledged she executed the same as the free act and deed of the said Joseph S. Bradley.

Witness my hand and official seal, this the 13th day of May, 2008.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires: 3-8-10

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of May, 2008, before me personally appeared Noemi Bradley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged she executed the same as her free at and deed.

Witness my hand and official seal, this the 13th day of May, 2008.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903