Record & Return to
Watauga Title Company
[illegible] Franklin Road, Suite 120
[illegible], TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 14:23 2 pg
Fees:13.00 Taxes:1056.35

20080527-0053846

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-19-08

ROBERT M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02656 LANGLEY JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John Mercer Langley and Emily Walters Langley	same	10306001500
5616 Kendall Drive		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL K. JOINER, AND WIFE, MARY CLAIRE SPEAR JOINER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN MERCER LANGLEY, AND WIFE, EMILY WALTERS LANGLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5616 Kendall Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 21st day of May, 2008.

Paul K Joiner
Paul K. Joiner

Mary Claire Spear Joiner by Paul K Joiner attorney-in-fact
Mary Claire Spear Joiner by Paul K. Joiner attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 21st day of May, 2008, before me personally appeared Paul K. Joiner 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 Mary ClaireSpear Joiner and acknowledged that he executed the same as the free act and deed of said Mary Claire Joiner.

Witness my hand and official seal at Franklin, Tennessee

Notary Public Jim R V

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14 2012

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF BROOKSIDE COURTS, ADDITION NO. 2, AS OF RECORD IN BOOK 1835, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PAUL K. JOINER AND MARY C. SPEAR, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MICHAEL L. HANCE AND WIFE GRACE HANCE, RECORDED ON THE 26TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031126-0171733, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MARY C. SPEAR HAVING SINCE MARRIED PAUL K. JOINER AND IS NOW KNOWN AS MARY CLAIRE SPEAR JOINER..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Mary Claire Spear Joiner pursuant to a power of attorney executed by the same on the MAY 8, 2008, and being filed for in Instrument # 20080527005384S, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul K. Joiner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of May, 2008.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012