Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, for this transfer, whichever is greater, is $151,000.00.

Michelle Spaziano
Affiant

TREY MARSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2008.

Notary Public
Commission Exp: 8/23/11

ADDRESS NEW OWNERS:
Michelle Spaziano
1820 Champions Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map 172-08-0B
Parcel 053.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE Edward D. Runyon, a single man, GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Spaziano, a single woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Lot No. 53 on the Plan of Bridle Downs, Phase Two, of record in Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward D. Runyon, by Warranty Deed, from James A. Macomber and Miriam A. Macomber, of record in Book 9788, Page 416, Register's Office for Davidson County, Tennessee, dated August 31, 1995 and recorded September 8, 1995. Corrected in Book 9831, Page 623.

This property is known as 1820 Champions Drive, Nashville, TN 37211.

Map & Parcel:172-08-0B-053.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

Davidson County DEEDWARR
Recvd: 06/17/08 09:49 2 pg
Fees:13.00 Taxes:558.70
20080617-0062175

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 and assigns forever; and we do covenant with the said GRANTEES 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, Except for exceptions number 4 and 5 listed above; 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 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/our hand(s) this 12th day of June, 2008.

Edward D. Runyon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Personally appeared, Edward D. Runyon, 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 at Nashville, Tennessee, this 12th day of June, 2008.

Notary Public

Commission Expires: 8/23/11

TREY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY