Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE 00803160
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $178,900.00

Affiant

Subscribed and sworn to before me, this 29th day of ~~July, 2008~~.

Notary Public
My commission expires: 7/27/11

DANA L. AUSTIN STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/01/08 10:05 2 pgs
Fees:13.00 Taxes:661.93
20080801-0078876

08-0807-91265

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathy D. Stratton	Elite Home Loans	032-09-0 068.00
4852 Indian Summer Drive	109 W. Park Drive, Suite 250	
Nashville TN 37207	Brentwood TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arthur Dale Spain and wife, Vanna S. Spain, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathy D. Stratton, hereinafter called the Grantees, their successors and assigns, a 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. 157, on the Plan of Section Two, Quail Ridge, of record in Book 6200, Page 467, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dale Spain and wife, Nancy S. Spain by deed from Jimmy Stinson and wife, Mary Jane Stinson, dated March 22, 1989, recorded March 27, 1989, of record in Book 7801, Page 648, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Arthur Dale Spain and wife, Vanna S. Spain by Quitclaim Deed from Nancy Susan Mayberry, formerly Nancy Susan Spain, dated December 26, 2001, recorded January 4, 2002, of record in Instrument No. 20020104-0001596, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4852 Indian Summer Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25TH day of July, 2008.

Arthur Dale Spain

Arthur Dale Spain

Vanna S. Spain

Vanna S. Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur Dale Spain and Vanna S. Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in GOODLETTSVILLE, TN, this 25TH day of July, 2008.

Karen McCalla

State of Tennessee at Large

My Commission expires 5-31-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN