Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $262,500.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 16th day of March, 2009.

Sherron R. Pearce
Notary Public
My commission expires: 2/20/2012

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-0903-46428

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicole Spiegel	Wells Fargo Bank, N.A.	083-06-0-112.00
206 Chapel Avenue	P.O. Box 5137	
Nashville TN 37206	Des Moines, IA 50306-5137	

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, Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicole Spiegel, unmarried 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. 50, on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie Peters by deed from Noble Properties, Inc., dated May 31, 2007, recorded June 6, 2007, of record in Instrument No. 20070606-0068001 and further conveyed to Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006 by deed from Jacqueline M. Peters (also known as Jackie Peters), dated August 29, 2007, of record in Instrument No. 20070910-0108644, Register's Office for Davidson County.

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 206 Chapel Avenue, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20090018670 DEEDWARR
Recvd: 03/20/09 10:49 2 pgs
Fees:13.00 Taxes:971.25
20090320-0025072

WITNESS my hand this 16th day of March, 2009.

Jacqueline M. Peters Trustee

Jacqueline M. Peters Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline M. Peters, Trustee of the Jacqueline M. Peters, Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of March, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY