Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $166,700.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2009.

Notary Public
My commission expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 5/8/2012

06-0904-73489

Address of New Owner:	Send Tax Bills to:	Tax Information
Donn Minoggie 236 Downeymeade Drive Nashville TN 37214	New Owner	085-07-0 053.00

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, Tulula Spalding, a/k/a Tulula L. Spalding, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donn Minoggie and wife, Dena Minoggie, 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. 222, on the Plan of Section Four, Stanford Country Club Estates, of record in Book 2900, Pages 83 & 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Spalding and wife, Tulula Spalding by deed from Carl Batson and wife, Bettye H. Batson, dated January 10, 1961, recorded January 12, 1961, of record in Book 3177, Page 563, 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.

John H. Spalding, husband of Tulula Spalding, became deceased on October 23, 1984.

This property is improved property known as 236 Downeymeade Drive, Nashville, TN 37214

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:T20090042087 DEEDWARR
Recvd: 06/24/09 10:13 2 pgs
Fees:13.00 Taxes:616.79
20090624-0058667

WITNESS my hand this 4th day of MAY, 2009.

Tulula Spalding, a/k/a Tulula L. Spalding, by John Philip Spalding, her attorney in fact

Tulula Spalding, a/k/a Tulula L. Spalding, by John Philip Spalding, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 4th day of MAY, 2009, personally appeared before me, the undersigned, a notary public for said county and state, John Philip Spalding, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Tulula Spalding, a/k/a Tulula L. Spalding, and that he is authorized by Tulula Spalding, a/k/a Tulula L. Spalding, to execute this instrument on her behalf.

Notary Public

My commission expires: 06/23/10

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY