THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051725**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00 Affiant Subscribed and sworn to before me, this 26th day of June, 2009. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

WARRANTY DEED

Address New Owner: John Webb Lesesne and Nancy Elliott Lesesne 2218 Harding Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-08-0H-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles M. Spears and Allison J. Spears, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Webb Lesesne and Nancy Elliott Lesesne, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2218 OF CANELBROOK CONDOMINIUMS HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 200006150059907 AND AS FURTHER SET FORTH IN EXHIBITS A AND B TO THE MASTER DEED OF RECORD IN DOCUMENT NO. 20010606-0058936, AS AMENDED BY EXHIBIT B OF AMENDMENT TO MASTER DEED OF RECORD IN DOCUMENT NO. 20010911-0098568 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO CHARLES M. SPEARS AND SPOUSE, ALLISON J. SPEARS BY WARRANTY DEED FROM HUGH S. HARPER, UNMARRIED, RECORDED ON THE 1ST DAY OF AUGUST, 2003 IN INSTRUMENT NO. 2003080 1-0109310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2218 Harding Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20090043393 DEEDWARR
Recvd: 06/29/09 15:50 2 pgs
Fees:13.00 Taxes:1739.00
20090629-0060418

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2009.

Charles M. Spears

Allison J. Spears
By Charles Martin Spears
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles M. Spears, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles M. Spears, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Allison J. Spears the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County