BILL GARRETT, Davidson County
Trans:T20090045632 DEEDWARR
Recvd: 07/07/09 14:55 3 pgs
Fees:18.00 Taxes:1228.40
20090707-0063538

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Michael D. Spillman 1913 Neelys Bend Road Madison TN 37115	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $332,000.00

Affiant

Subscribed and sworn to before me on 06/30/09.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Map & Parcel No.
74-076.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Sandra Zamora, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Michael D. Spillman and Holly A. Spillman, Husband and Wife (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit A:

This is improved property located at 1913 Neelys Bend Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/30/09.

Sandra Zamora

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Sandra Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this the 30th day of June, 2009.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11

S2

Exhibit A:

This property is commonly known as: 1913 Neely's Bend Road, Madison, Tennessee 37115, Davidson County.

A tract of land on the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of Neely's Bend Road at the northwesterly corner of the overall tract of which this is a part and also the southwesterly corner of Parcel 41 owned by Herbert Lee Parrish, Deed Book 4527, page 209, R.O.D.C., Tennessee, said point also being 3,119 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

With the south line of Parcel 41 N 68 deg., 37' 48" E, 178.94 feet to an iron pin set; thence, with the easterly line of Parcel 41, N 19 deg. 41' 00" W, 80.10 feet to an existing iron pin set in concrete in the south line of Parcel 42, owned bu Ruby Walker by Deed Book 2647, page 193, R.O.D.C., Tennessee; thence,

With the south line of Parcel 42, N 68 deg. 37' 08" E, 967.43 feet to an iron pin set at the common corner of Tracts 1 and 2 of this survey; thence,

With the common line of Tracts 1 and 2, S 18 deg. 44' 00" E, 425.80 feet to an iron pin set; thence,

Continuing with the common line of Tracts 1 and 2, S 69 degrees 31' 50" W, 484.00 feet to an iron pin set at the corner of Tracts 1 and 3 of this survey; thence,

With the common line between Tracts 1 and 3, N 16 deg. 52' 11" W, 368.84 feet to an iron pin set; thence,

S 68 deg. 37' 08" W, 384.00 feet to an iron pin set; thence,

S 26 deg. 14' 24" W, 118.78 feet to an iron pin set; thence,

S 68 deg. 37' 48" W, 205.00 feet to an iron pin set on the easterly right-of-way line of Neely's Bend Road; thence,

With the easterly right-of-way line of Neely's Bend Road, N 18 deg. 27' 08" W, 50.00 feet to the point of beginning, and;

Containing 240,404 square feet or 5.519 acres, more or less.

Being the same property conveyed to Sandra Zamora from Jeremy M. Holmes, unmarried by deed dated 7/21/2006 and filed for record in Instrument No. 20060727-0090757, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

MDS
HHS