WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JULY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03211 YANCEY CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
William C. Yancey Jr. and Constance L. Yancey	same	11511002900
709 West Meade Drive	5314 Graystone	
Nashville, TN 37205	Houston, TX 77069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF CHARLES T. SPELLINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM C. YANCEY JR., AND CONSTANCE L. YANCEY AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 709 West Meade Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 24th day of July, 2009.

The Estate of Charles T. Spellings

BY: Emma Stacy Ross
Emma Stacy Ross, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Emma Stacy Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executrix of THE ESTATE OF CHARLES T. SPELLINGS, the within named barganor, an Estate, and that Emma Stacy Ross, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Estate for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of July, 2009.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20090051412 DEEDWARR
Recvd: 07/30/09 10:07 2 pgs
Fees:13.00 Taxes:1184.00

20090730-0071276

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 349, PLAN OF WEST MEADE FARMS, INC., SECTION M, as shown on plat of record in Plat Book 2133, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles T. Spellings and wife, Margaret J. Spellings, by Warranty Deed from DeWitt L. Richey and wife, Louise R. Richey and William C. Richey, widower, recorded April 18, 1958 in Book 2745, Page 115, in the Register's Office, Davidson County, Tennessee.

Margaret J. Spellings having since died on March 27, 2007.

Charles T. Spellings having since died on March 7, 2009.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This sale is pursuant to the Agreed Order to Approve the Sale of Realty signed by Circuit Judge Randy Kennedy in the Seventh Circuit Court of Davidson County, Tennessee Probate Division on July 21, 2009 Docket No. 09P422.