NEW OWNER:
GEORGIA STEGROY FORTENBERRY
1340 WESTVALE DRIVE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-1077

Map 126-16-0-A
Parcel 665

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090074619 DEEDWARR
Recvd: 11/02/09 15:58 3 pgs
Fees:18.00 Taxes:647.13
20091102-0101158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($174,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SPICEWOOD SERVICES INC., a Tennessee corporation,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GEORGIA STEGROY FORTENBERRY, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 573 on the Plan of Parkview at Riverwalk, Phase 2, a cluster lot development, of record as Instrument Number 20061101-0135728, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Spicewood Services, Inc., a Tennessee corporation, by deed from Four M Partners, a Tennessee general partnership, dated December 31, 2008, and of record in Instrument No. 20090128-0007322, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1340 WESTVALE DRIVE, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 20061101-0135728, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed and paid by the Grantor.

WITNESS MY SIGNATURE hereto this 19th day of October, 2009.

SPICEWOOD SERVICES, INC., a Tennessee corporation

By: _____
JAMES F. McCULLOCH, Vice-President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James F. McCulloch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Vice-President** of **SPICEWOOD SERVICES, INC., a Tennessee corporation**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th ~~day of October~~, 2009.

_____
NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$174,900.00** .

Ellen Young
AFFIANT

Sworn to and subscribed to before me this 19th day of October, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY