THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020122** BILL GARRETT, Davidson County Trans:T20100012672 DEEDWARR Recvd: 03/03/10 13:58 2 pgs Fees:13.00 Taxes:4070.00 20100303-0016359	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2010. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Micheal Spurgeon and Elizabeth Spurgeon 3501 Hilldale Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 11705017500

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, **Albert J. Dale III and Marjorie S. Dale, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micheal Spurgeon and Elizabeth Spurgeon, 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:

Land in Davidson County, Tennessee, being Lot 16, 17, 18 and 19, REVISED PLAN OF THE LIFE & CASUALTY INSURANCE CO'S SUBDIVISION OF WOODMONT ACRES, as shown on plat of record in Plat Book 843, Page 102, 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 by Warranty Deed from Hilldale Trust, Phillip Maxwell, Trustee to Albert J. Dale, III, and wife, Marjorie S. Dale as recorded on the 24th day of May, 1994 in Deed Book 9354, Page 442; Quitclaim Deed from Albert J. Dale, III to Marjorie S. Dale as recorded on the 13th day of October, 1995 in Deed Book 9826, Page 734 and Quitclaim Deed from Marjorie S. Dale to Albert J. Dale, III and wife, Marjorie S. Dale as recorded on the 16th day of January, 2004 in Instrument No. 20040116-0006944, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF THE LIFE & CASUALTY INSURANCE CO'S SUBDIVISION OF WOODMONT ACRES, as recorded in Plat Book 843, Page(s) 102, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3501 Hilldale Drive 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.

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 February, 2010.

Albert J. Dale III

Marjorie S. Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert J. Dale III and Marjorie S. Dale, 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 February, 2010.

Notary Public

My Commission Expires: 11/22/10