PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20100025186 DEEDWARR
Recvd: 04/28/10 08:32 2 pgs
Fees:13.00 Taxes:883.93
20100428-0032029

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50415
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Spruiell Rachael Spruiell 6333 Willow Oak Drive Nashville, Tennessee 37221	Same as owner

TAX MAP-PARCEL NUMBERS: 156010CO0300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$238,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David S. Matthews and wife, Shelly K. Matthews,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick F. Spruiell and wife, Racheal W. Spruiell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of East Colony at Riverbend of record in Book 7900, page 733, Register's Office for said County, to which plan reference is hereby made for more complete details of description.

Being the same property conveyed to David S. Matthews and wife, Shelly K. Matthews by Limited Liability Warranty Deed from Sirva Relocation, LLC, a Delaware Limited Liability company, dated November 22, 2004 and recorded on December 7, 2004, of record in Doc. No. 20041207-0145509, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900 Page 733, said Register's Office, which Plan shows minimum building setback line(s) and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as: 6333 Willow Oak Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2010.

David S. Matthews

Shelley K. Matthews

State of TENNESSEE

County of DAVIDSON

On this 26th day of April, 2010 , before me the undersigned authority, personally appeared David S. Matthews and Shelley K. Matthews , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $238,900.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2010

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012