WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2010.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return To:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

10001171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Speer and Jennifer Speer	Same as new owner	
(NAME)	(NAME)	072-03-0-089.00
1625 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeff Ernsberger and Greg Ernsberger,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Speer and Jennifer Speer, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 205 on the plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Hermon Dale Ernsberger and wife, Garnett Lydia Ernsberger, a one-half undivided interest by Warranty Deed December 18, 1950 from Lillie May Ernsberger, of record in Book 1916, Page 443, Register's Office for Davidson County, Tennessee. Being further conveyed to H. Dale Ernsberger and wife, Garnett Ernsberger by Quitclaim Deed dated October 3, 1989 from Frank S. King, Jr., Trustee of record in Book 7953, Page 492, said Register's Office. Being further conveyed to Jeff Ernsberger and Greg Ernsberger as Tenants in Common, reserving life estates in the names of H. Dale Ernsberger and wife, Garnett Ernsberger by Quitclaim Deed dated August 23, 2001 from H. Dale Ernsberger and wife, Garnett Ernsberger of record in Instrument Number 20020212-0018555, said Register's Office. Garnett Ernsberger died on November 16, 2001 and H. Dale Ernsberger died on October 2, 2009 thus estinguishing the life estate.

Upon oath Jeff Ernsberger* warrants, covenants and certifies that the afore described real property is not his/her homestead as defined by Statute.

* and Greg Ernsberger

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1323 McChesney Avenue, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 15th day of December, 2010.

BILL GARRETT, Davidson County
Trans:T20100080106 DEEDWARR
Recvd: 12/21/10 09:07 2 pgs
Fees:13.00 Taxes:350.02
20101221-0101284

Jeff Ernsberger
Jeff Ernsberger

Greg Ernsberger
Greg Ernsberger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Ernsberger and Greg Ernsberger, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 15th day of December, 2010.

Commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2012

Notary Public