



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $50,000.00 (Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of February, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

Preparer of this Document makes no warranties as to title on the property herein conveyed. This Deed was prepared from information furnished to Preparer, and Preparer makes no warranties as to the accuracy of information furnished.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dietrich Spears and Donna Spears 145 McMurray Circle Nashville,TN 37211	Same	147160A04500CO

WARRANTY DEED

FOR AND IN 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, I/WE, **CHARLES RAYMOND SPEARS AND WIFE, DIETLINDE ELKE SPEARS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DIETRICH SPEARS AND WIFE, DONNA SPEARS**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 45, A PLANNED UNITE DEVELOPMENT, LOCATED ON MCMURRAY DRIVE, NASHVILLE, TENNESSEE, OF RECORD IN BOOK 6250, PAGE 230, AND AS AMENDED IN BOOK 6606, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RAYMOND SPEARS AND WIFE, DIETLINDE ELKE SPEARS BY DEED FROM MAURICE D. SPEARS OF RECORD IN BOOK 9597, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20110010276 DEEDWARR
Recvd: 02/18/11 09:58 2 pgs
Fees:13.00 Taxes:185.00
20110218-0013871

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 145 MCMURRAY CIRCLE NASHVILLE,TN37211

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 2nd day of February, 2011

Charles R. Spears
Charles Raymond Spears

Dietlinde Elke Spears
Dietlinde Elke Spears

Charles Raymond Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of February, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Raymond Spears and Dietlinde Elke Spears** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of February, 2011.

Joyce Jordan
Notary Public

Commission Expires: 9-19-12



LTSR Number:

GTE File: 2011