[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Wayne Spencer and Judy Spencer		Map/Parcel -
905 Hamblen Drive	NEW OWNER	03312000200
Madison, TN 37115		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Clarence G. Smith and wife, Jolene Smith** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Wayne Spencer and wife, Judy Spencer** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 216, SECTION THREE, PRIMROSE ACRES, as shown on plat of record in Plat Book 2900, Page 71, 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 to Clarence G. Smith and wife, Jolene Smith by Deed from Catherine L. Rhodes, Unmarried, recorded on the 11th day of July, 1996 in Book 10118, Page 395, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable and are assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, PRIMROSE ACRES, as recorded in Plat Book 2900, Page(s) 71, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110022447 DEEDWARR
Recvd: 04/15/11 14:42 2 pgs
Fees:13.00 Taxes:321.90
20110415-0029400

This is improved property commonly known as: 905 Hamblen Drive, Madison, TN 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $87,000.00

Affiant

Subscribed and sworn to before me this 8th day of April, 2011

My Commission Expires:

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

H.A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of April, 2011.

Clarence G. Smith
Clarence G. Smith

Mrs. Jolene Smith
Jolene Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2011, before me personally appeared Clarence G. Smith to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2011, before me personally appeared Jolene Smith to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

H.A.