This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20110024703 DEEDWARR
Recvd: 04/27/11 11:58 3 pgs
Fees:18.00 Taxes:1291.30
20110427-0032208

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANGIE SPAIN, WIDOWED** hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these present does hereby transfer and convey unto **WENDY M. HEADRICK, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Edgefield Land Company's Third Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to ADAM B. SPAIN AND WIFE, ANGIE SPAIN by Deed from GREGORY C. LURIE, A MARRIED PERSON, dated 04/30/1999 and filed for record on 05/05/1999 in Book 11465, Page 120, Register's Office for DAVIDSON County, Tennessee.

* Adam B. Spain is deceased as confirmed by Death Certificate.*

Map & Parcel: 08314034400

This property is known as: **1914 Boscobel St., Nashville, TN 37206**

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 57, Page 152 , 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).

SUBJECT to 2011 taxes which have been prorated at closing.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantor(s) and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor(s) are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor(s) have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 25th day of April, 2011.

Angie Spain, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angie Spain, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of April, 2011.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:
1/21/2013

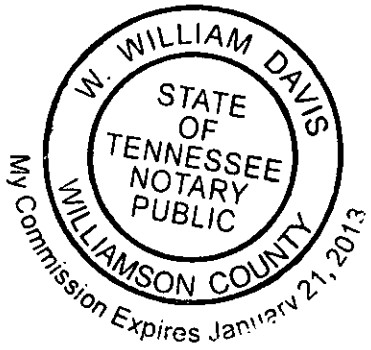
Grantee's Name, Address:	Send Tax Statement To:
Wendy M. Headrick	New Owner
1914 Boscobel St	
Nashville, TN 37206	

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$349,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 25th day of April, 2011.



(Seal)

Affiant

Wendy M. Headrick
Type or Print Name

Notary Public

My commission expires:

1/21/2013

W. William Davis