STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $126,000.00 (One Hundred Twenty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of October, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 01/07/2013

(NOTARY SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110069849 DEEDWARR
Recvd: 11/04/11 15:16 2 pgs
Fees:13.00 Taxes:466.20
20111104-0086564

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brad Lynn Klein 914 Beaumont Drive Madison, TN 37115	PrimeLending, A PlainscapitalCompany 18111 Preston Road, Ste 900 Dallas, TX 75252	05103011700

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, **HARRY I. SPAIN AND WIFE CYNTHIA L. SPAIN,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRAD LYNN KLEIN A UNMARRIED MAN,** 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:

Being Lot No. 70 on the Map of Pleasant Acres, Section II, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harry I. Spain and wife, Cynthia L. Spain by deed of record in Book 9697, Page 591, Register's Office for Davidson County, Tennessee.

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: **914 BEAUMONT DRIVE** **MADISON,TN 37115**

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.

HBS CLS

LTSR Number: GTE File: 2011

WITNESS, this 28th day of October, 2011

Harry I. Spain

Cynthia L. Spain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harry I. Spain and Cynthia L. Spain** 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 28th day of October, 2011.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013