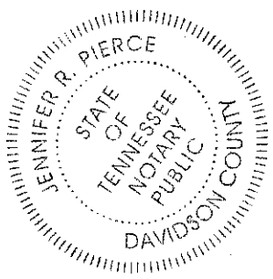
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$15,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of Feb., 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
R. Spencer Construction, Inc.	New owner	09316008900
2521 Oak Forest Drive		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andre Lamont Petway, Keith Petway, Shawn Cosby**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **R. Spencer Construction, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 189 on the Plan of Maury and Claiborne's Addition to South Nashville as of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 189 fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel lines with the Northerly margin of Cannon Street 165 feet to an alley.

Being the same property conveyed to Mrs. Ercule Petway by Quitclaim Deed from Josephine Lake (life estate) of record in Instrument Number 20000811-0078941, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ercule Petway by Last Will and Testament of Mary E. Knight, widow of Howard D. Knight dated 1/11/90, probated in Probate Court, Davidson County, Tennessee, 9-18-91 No. 97956. Ercule Petway having since died intestate and her heirs at law having since been devised the property. See Affidavit of Heirship of record in Instrument Number 20130208-0013346 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **71 Claiborne Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Davidson County DEEDWARR
Recvd: 02/08/13 13:24 2 pgs
Fees:13.00 Taxes:55.50
20130208-0013347

WITNESS our hands this February 5, 2013.

Andre Lamont Petway

Keith Petway

Shawn Cosby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andre Lamont Petway, Keith Petway, Shawn Cosby** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 5, 2013

My commission expires 1-16-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY