Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 25000-8
Box 14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
V. Ward Barr and Marcia G. Barr	Southern Community Bank	Map and Parcel
4032 Brandywine Pointe Blvd.	1400 N Jackson Street	064-03-0-A 012.00CO
Old Hickory, TN 37138	Tullahoma, TN 37388	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 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, **Norma L. Spear, Trustee of the Norma L. Spear Continently Revocable Living Trust U/A/D August 14, 1995, Norma L. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D August 14, 1995 and James W. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **V. Ward Barr and wife, Marcia G. Barr** (The "Grantees"), their heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A for legal description

Robert H. Spear, Jr. has since died and his interest as Trustee of the Robert H. Spear, Jr. Continently Revocable Trust has passed, pursuant to said duties to Trust Agreement to the successor Co-Trustees who are Norma L. Spear and James W. Spear. They have full power to sell , convey, mortgage or encumber the subject real property pursuant to said Trust Agreement without joinder of any beneficiaries.

This is improved real property commonly known as 4032 Brandywine Pointe Blvd. Old Hickory, Tennessee 37138.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 8250, page 30, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 8120, page 170, Book 8671, page 484 and Book 9010, page 627, said Register's Office for Davidson County, Tennessee.
4. Terms and provisions of By-Laws are recorded in Book 10721, page 835, said Register's Office for Davidson County, Tennessee.
5. Charter of Homeowners Association of record in Book 9013, page 39, said Register's Office for Davidson County, Tennessee.
6. Charter of Brandywine Pointe Dock Association of record in book 8637, page 563, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130045287 DEEDWARR
Recvd: 05/31/13 09:11 4 pgs
Fees:23.00 Taxes:1376.40
20130531-0054782

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2013.

Notary Public

My commission expires: My Comm. Expires May 8, 2017

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantors do further covenant and bind its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of May, 2013.

Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Living Trust U/A/D, August 14, 1995.

BY: Norma L. Spear, Trustee

James W. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995.

BY: James W. Spear, Co-Trustee
By: Norma L. Spear, Attorney in Fact

Norma L. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995.

BY: Norma L. Spear, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Norma L. Spear with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee for the Norma L. Spear Contingently Revocable Living Trust U/A/D, August 14, 1995 and that she as Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires MAY 8, 2013

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Norma L. Spear with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee for the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995 and that she as Co-Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE My Commission Expires MAY 8, 2013
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Norma L. Spear with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of James W. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995 and that she executed the same as the free and deed of the said James W. Spear, Co-Trustee of the Robert H. Spear, Jr. Family Trust U/A/D, August 14, 1995.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires MAY 8, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 82, RESUBDIVISION OF LOTS 82 & 83, PHASE ONE, SECTION 1, BRANDYWINE POINTE, as shown on plat of record in Plat Book 8250, Page 30, 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 by Quitclaim Deed from Robert H. Spear, Jr and wife, Norma L. Spear to Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Trust dated August 14, 1995 and Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust Dated August 14, 1995 as recorded on the 24th day of May, 2004 in Instrument No. 20040524-0060880; Quitclaim Deed from Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Trust dated August 14, 1995 and Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust Dated August 14, 1995 to Robert H. Spear, Jr. and wife, Norma L. Spear as recorded on the 20th day of May, 2004 in Instrument No. 20040520-0059442; Quitclaim Deed from Robert H. Spear, Jr. and wife, Norma L. Spear to Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Trust dated August 14, 1995 and Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust dated August 14, 1995 as recorded on the 13th day of March, 2003 in Instrument No. 20030313-0033979; Quitclaim Deed from Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Trust dated August 14, 1995 and Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust dated August 14, 1995 to Robert H. Spear, Jr. and wife, Norma L. Spear as recorded on the 3rd day of September, 2002 in Instrument No. 20020903-0106051; Quitclaim Deed from Robert H. Spear, Jr. and Norma L. Spear to Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee of the Norma L. Spear, Contingently Revocable Trust dated August 14, 1995 and Robert H. Spear, Jr., Trustee and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust dated August 14, 1995 as recorded on the 27th day of April, 2000 in Instrument No. 20000427-0041755 and Deed from Michael P. Gaines and wife, Sharon R. Gaines to Robert H. Spear, Jr. and wife, Norma L. Spear as recorded on the 11th day of October, 1999 in Deed Book 11697, Page 874, in the Register's Office of Davidson County, Tennessee. And, having been further conveyed to Norma L. Spear, Trustee of the Norma L. Spear Contingently Revocable Trust dated August 14, 1995, and Norma L. Spear, Trustee for the Robert H. Spear, Jr., Contingently Revocable Trust Dated August 14, 1995 by Quitclaim Deed from Brodie N. Belliveau, Jr. and wife, Sally S. Belliveau, Trustees U/A/D April 7, 1995 of record in Instrument No. 20130531005478/ Registers Office of Davidson County, Tennessee.