THIS INSTRUMENT WAS PREPARED BY:
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HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
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(615) 859-1328

BILL GARRETT, Davidson County
Trans:T20130085377 DEEDWARR
Recvd: 10/03/13 08:11 4 pgs
Fees:23.00 Taxes:388.50
20131003-0103741

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Joseph & Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner(s)	082-04-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DENISE GURLEY, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JOSEPH SPICER and wife, JUANITA SPICER (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1115 6th Street North, Nashville, Davidson County, Tennessee 37207.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor and its predecessors-in-title, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 30 day of September, 2013.

GRANTOR:

Denise Gurley

DENISE GURLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, DENISE GURLEY, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 30 day of September, 2013.

Notary Public

My Commission Expires: 1/6/14

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Five Thousand and 00/100 Dollars ($105,000.00).

Joseph Spicer

Sworn to and subscribed before me, this 30 day of September, 2013.

Notary Public

My Commission Expires: 1/6/14

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the northerly 17 feet of Lot No. 154 and the southerly 28 feet of Lot No. 155 on the Plan of Oakwood Park of record in Book 421, page 12, Register's Office for said County.

Said parts of Lot Nos. 154 and 155 front together with 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Denise Gurley by deed of record in Instrument No. 20051104-0133581, said Register's Office. Being further conveyed to Denise Gurley and Walter D. Gurley by deed of record in Instrument No. 20090626-0059514, said Register's Office. The said Walter D. Gurley having since died on or about December 4, 2012.

EXHIBIT B
EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. 2013 and all subsequent years property taxes, a lien but not yet due and payable.

2. Agreement of record in Book 3222, page 448, said Register's Office.