THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
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Goodlettsville, Tennessee 37070
(615) 859-1328

BILL GARRETT, Davidson County
Trans:T20130101444 DEEDWARR
Recvd: 12/03/13 13:37 4 pgs
Fees:23.00 Taxes:92.50
20131203-0123057

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Kenneth L. Gray 318 Draper Circle Goodlettsville, TN 37072	New Owner(s)	092-06-0-507.00

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, JOE A. SPICER and wife, JUANITA M. SPICER, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto KENNETH L. GRAY ("Grantee"), his 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 2706 Booker Street, Nashville, Davidson County, Tennessee 37208.

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, his 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, we have hereunto set our signatures, this 27th day of November, 2013.

GRANTOR:

JOE A. SPICER

JUANITA M. SPICER

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, JOE A. SPICER, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 27 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 6/14

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, JUANITA M. SPICER, 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 27 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Twenty- Five Thousand and 00/100 Dollars ($25,000.00).

Kenneth L. Gray

Sworn to and subscribed before me, this 27 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 6/14

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 79 on the map of Faulconer & Ashcraft's Subdivision of Lot Nos. 18 and 19, on the Boyd McNairy Tract, of record in Plat Book 57, page 121, in the Register's Office for Davidson County.

Said Lot No. 79 fronts 36 feet on the northerly side of Hamilton Street and runs back between parallel lines, along the easterly margin of the unnamed street, 106 feet to an alley.

BEING the same property conveyed to Joe A. Spicer and Juanita M. Spicer, husband and wife, by deed of record as Instrument No. 20130924-0100191, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. 2014 and all subsequent years property taxes, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 57, page 121, said Register's Office.