WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
RB 10088 PG 288

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLOTTE A. SPEAKMAN (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP-PARCEL NO.
210 Montchanin Road (ADDRESS)	201 4th Ave., North (ADDRESS)	064-02-0 34
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, LARRY PARDUE AND WIFE, BETTY PARDUE, TRUSTEES U/A/D

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE A. SPEAKMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 194 on the Plan of Brandywine Farms, Section Nine, of record in Book 4460, Page 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 194 fronts 135.0 feet on the southerly side of Montchanin Drive and extends back 335.0 feet on the westerly line and 335.0 on the easterly line. to a line in the rear on which it measures 135.0 feet

BEING the same property conveyed to Larry W. Pardue and wife, Phyllis D. Pardue, by Deed from Joel F. Throneberry and wife, Betty Throneberry, of record in Book 4637, Page 281, said Register's Office and by further Quit Claim Deed to Larry Pardue and wife, Phyllis Pardue, Trustees U/A/D of record in Book 9765, Page 561, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 210 MONTCHANIN ROAD, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand s this 14th day of June 19 96

Larry W. Pardue
LARRY W. PARDUE

Phyllis Pardue
PHYLLIS PARDUE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY PARDUE AND WIFE, BETTY PARDUE, TRUSTEES U/A/D

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 14th day of June, 1996.

Commission expires 7/24/97

JOHN L. COX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

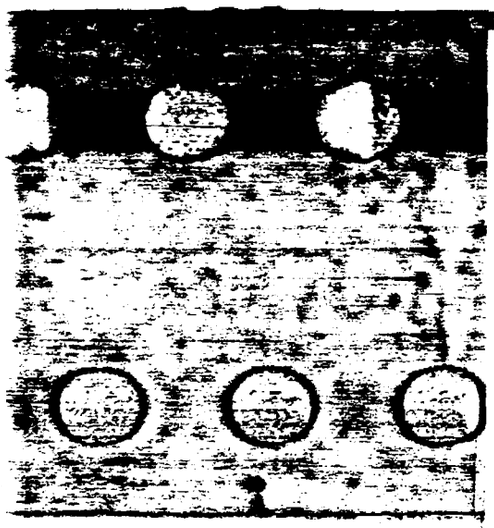
My commission expires _____

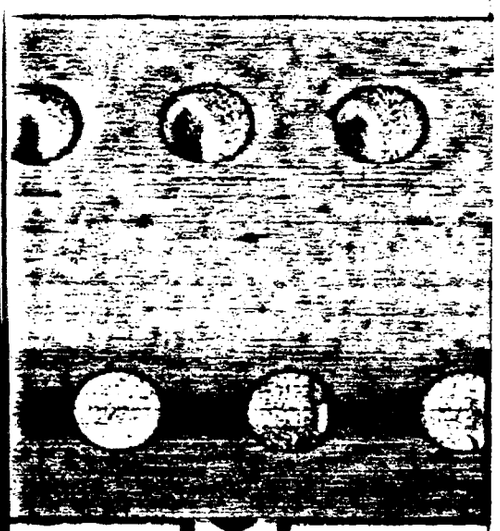
Notary Public

0193252
IDENTIFICATION REFERENCE

96 JUN 17 AM 10:26
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4055 06/17 0101 03CHECK 626.90





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10088 PG 290

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				167000.00
				CON TX 617.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 626.90
				CHECK 626.90
06/17/96	01			10:28 0001 4065

RECE'PT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193252
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 10:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1051876