File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10248 PG 121

ADDRESS NEW OWNER:
Kevin L. Speakman and Kimberly D. Speakman
916 Carlisle Court South
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Homeside Lending, Inc.
P. O. Box 44063
Jacksonville, FL 32231-4063

MAP AND PARCEL:
MAP 108-4A
PARCEL 48CO
O3D 92642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Shannon R. Bowles and husband, David K. Bowles, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin L. Speakman and Kimberly D. Speakman, his wife, as tenants by the entirety , 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:

BEING Lot 98, Section Two, Villages of Larchwood, as recorded in Book 7900, Page 326, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Shannon R. Spangler, unmarried , by deed from Frank Batson Homes, Inc. of record in Book 8640, Page 208, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8067, Page 792, as amended and restated in Book 8150, Page 765; By-Laws of record in Book 8067, Page 801, and in Book 8150, Page 776, as annexed in Book 8495, Page 747; Quitclaim Deed to Homeowner's Association for common areas of record in Book 8400, Page 677, and Book 8543, Page 303; Articles of Incorporation of record in Book 8376, Page 933, Register's Office, Davidson County, Tennessee.

Shannon R. Spangler and Shannon R. Bowles is one in the same person.

David K. Bowles herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines, public utility and drainage easement, and overhead utility anchor easement of record in Book 7900, Page 326, said Register's Office.

This is improved property known as 916 Carlisle Court South, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin L. Speakman and Kimberly D. Speakman, his wife, their heirs and assigns, forever; and we, Shannon R. Bowles and husband, David K. Bowles 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of October, 1996. BK/VOL 10248 PG 122

Shannon R. Bowles

David K. Bowles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shannon R. Bowles and husband, David K. Bowles the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 125,900.00.

AFFIANT

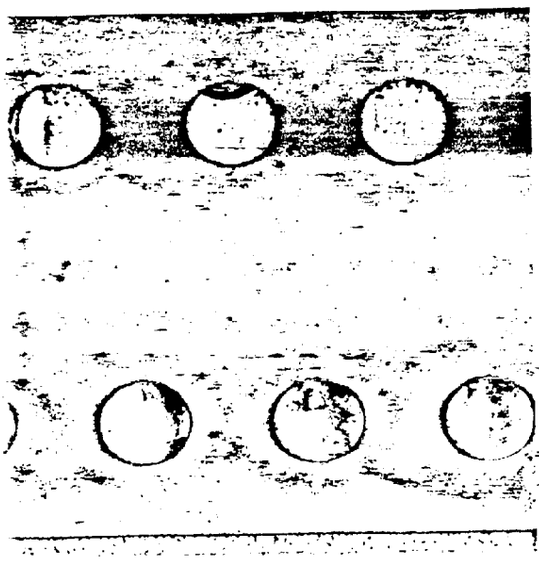
Subscribed and sworn to before me this 30th day of October, 1996.

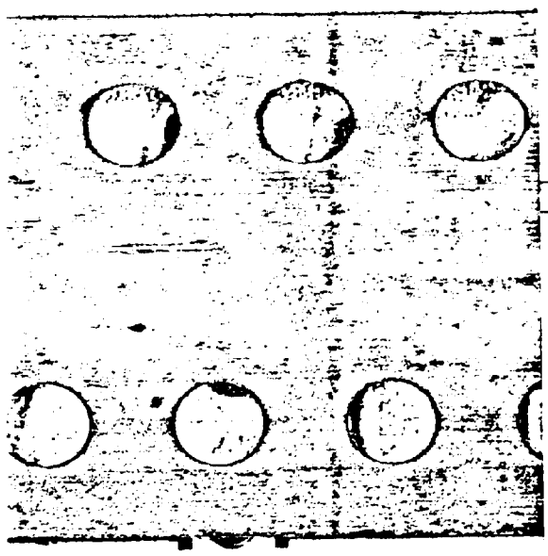
NOTARY PUBLIC
My Commission Expires: 3-21-98

024 3125
IDENTIFICATION REFERENCE

96 NOV -4 PM 12:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7574 11/04 0101 03CHECK 474.83





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

RECEIVED OF _____

FOR _____

BOOK 10248 PG 123

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	125900.00
			CON TX	465.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	474.83
			CHECK	474.83
11/04/96	01	12:37	0001	7574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243125
IDENTIF. # REFERENCE

96 NOV -4 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1084506