BOOK 10428 PG 335

This Instrument Prepared by P. Cleary
Two Devon Square, 744 W. Lancaster Avenue
Wayne, PA 19087-2594

AREL-00790

WARRANTY DEED

THIS INDENTURE, made this 25 day of January, A.D., 19 91, between **JOHN R. JENKINS AND PILAR B. JENKINS, Husband and Wife**

Tennessee, First Parties, and

STEPHEN SPEAKE AND WIFE, KAREN D. SPEAKE

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN and no/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,
WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Lot No. 89 on the Plan of Copperfield, as revised in Plat Book 6900, page 555, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

BEING the same premises which COMMERCE TRADING CORPORATION , by Deed dated MAY 2, 1991, and recorded in Davidson County, Tennessee in Deed Book Volume 8344 , Page 543 &c., granted and conveyed unto John R. Jenkins and Pilar B. Jenkins, Husband and Wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) John R. Jenkins (L.S.)
John R. Jenkins

_____(L.S.) Pilar B. Jenkins (L.S.)
Pilar B. Jenkins

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JOHN R. JENKINS AND PILAR B. JENKINS, Husband and Wife**, the within named bargainor, 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 office, in Williamson County, this 25 day of January 19 97

Gary L Daniel
Notary Public

My Commission expires Nov. 27, 1999.

GARY L. DANIEL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

0297186

IDENTIFICATION REFERENCE

97 APR 23 PM 2:27

DAVIDSON COUNTY, TN.

MAIL ENV.

MAP 172-01-0-A
PARCEL 089.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER STEPHEN AND KAREN D. SPEAKE
ADDRESS 111 CHUZZLEWIT DOWN
BRENTWOOD, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SUNTRUST BANK, NASHVILLE, N.A.
ADDRESS p.o. box 100100
ATLANTA, GA 30348

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 205500.00 . Affiant Stephen Speake.

Subscribed and sworn to before me this 21 ST day of April 19 97.

Notary Public Denise C. Ellis
comm. exp 5-22-2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10428 PG 337

EXHIBIT 'A'

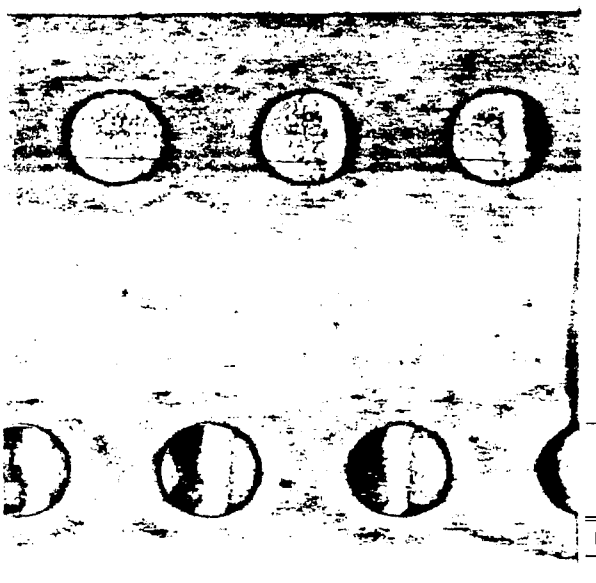
1. All real property taxes for the year 1997 and subsequent years not yet due and payable (1996 taxes paid - $1.785.38).

2. All matters set forth on the Plan Of record in Book 6900, page 555, said Register's Office, which plan shows a 20-foot minumum building setback line from the front and back lot lines; a 5-foot minimum building setback line from the sides of said lots; and a 10-foot easement for public utility purposes along the western line of said lot.

3. Deeds of Conveyances of Water Mains and Sewer Lines, of record in Book 7593, page 488, and Book 7593, page 511, said Register's Office.

4. Restrictive Covenants recorded in Deed Book 6779, Page 296, and in Book 6783, page 973, and Book 7071, page 482, and Book 7208, page 889, Register's Office for DAVIDSON County, Tennesse.

2529 04/23 0101 02[illegible] 7[illegible]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10426 PG 338

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 205500.00
CON TX 760.35
PRFEE 1.00
WDEED 12.00
TOTAL 773.35
CHECK 773.35

04/23/97 01 14:26 0001 2529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297186
IDENTIFICATION REFERENCE

97 APR 23 PM 2:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1142657