BOOK 10945 PG 343

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
KENNETH R. SPEAKMAN & REBA L. SPEAKMAN 605 Ward Circle Old Hickory, Tennessee 37138	Same	Map 64-03B Parcel 13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Reba L. Speakman
AFFIANT

Sworn to and subscribed before me this 19th day of May, 1998.

Notary Public
My Commission Expires: 7-22-01

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, REBA L. SPEAKMAN has this date bargained and sold, and does hereby transfer and convey unto KENNETH R. SPEAKMAN and REBA L. SPEAKMAN, Trustees, or their successors in trust, under the revocable SPEAKMAN FAMILY LIVING TRUST, dated May 19, 1998, and any amendments thereto, certain real estate in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 306 on the Revised Plan of Brandywine Pointe Subdivision, Phase I, Section 2, of record in Plat Book 7900, Pages 170, 171 and 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Jeffrey Irons and Regina Irons to Reba L. Speakman, by deed of record in Book 10526, Page 100, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as:

605 Ward Circle, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 MY HAND this 14th day of May, 1998.

Reba L. Speakman
REBA L. SPEAKMAN

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 REBA L. SPEAKMAN, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 7/2/2001

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IDENTIF. + REFERENCE
98 MAY 26 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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