RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37935) FILE BOX "7"

WARRANTY DEED

BOOK 11603 PAGE 134

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Speas 809 Kendall Avenue Nashville, TN 37209	Sunshine Mortgage Corporation P.O. Box 9274 Marietta, GA 30065	103-9-48 8DA 56750

FOR AND IN 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,

THOMAS A. BINGHAM, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID J. SPEAS AND WIFE, JENNIFER G. SPEAS

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. 48 on the Plan of Brookside Courts, Section 4, Addition 4, of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 80.0 feet on the northwesterly margin of Kendall Drive and extends back 153.81 feet on the northeasterly line and 150.62 feet on the southwesterly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Thomas A. Bingham, a single person, by Warranty Deed from John Franklin Hazen, III and Dawn M. Hazen, of record in Book 8814, Page 185, said Register's Office.

Unimproved ( )
This is improved (X) property known as 8009 KENDALL AVENUE, NASHVILLE, TN 37209
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 this 23rd day of July, 1999

THOMAS A. BINGHAM

99 AUG -3 PM 2:02
REGISTER
DAVIDSON COUNTY, TN

613.73 0CHECK 08/30/99 0101

06019798
IDENTIFIER FOR REFERENCE

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 Thomas A. Bingham, Unmarried

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 instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1998.

Commission Expires: 9/28/2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ 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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 136

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0619798
IDENTIF. ← REFERENCE

99 AUG -3 PM 2:02

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT	162900.00
CON TX	602.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	613.73
CHECK	613.73

08/03/99 01 14:08 0001 1280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499497