OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV 3103141

Instr:200001070002466 Page: 1 OF 3
REC'D FOR REC 01/07/2000 1:12:25PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2208.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF January, 20

NOTARY PUBLIC

My Commission expires: 10-25-2003

615.385.2804 THIS INSTRUMENT PREPARED BY TN SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
M. G. Gaston, Jr., Trustee (NAME)	New Owner At Same Address (NAME)	130-3-51
612 Westview Avenue (ADDRESS)	(ADDRESS)	BM 02885
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $597,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Brad Franklin Speight and wife, Holly Dodson Speight

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

M. G. Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems, without the requirement of the joinder of any trustor or beneficiary of said Trust,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being parts of Lots Nos. 19 and 20, Block 11; part of an unnumbered lot immediately east of said Lot No. 19; part of an unnamed street (now closed) lying between Blocks 11 and 12; and part of Lot 1, Block 12 all on the plan of a Resubdivision of a part of Royal Oaks, dated April 26, 1936, as of record at Plat Book 974, pages 4 and 5 (subject property at page 4), Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Westview Avenue, at the southwest corner of the property conveyed to A.D.Reed and wife as of record at Book 1149, page 140, said Register's Office; thence, with Reed's southerly line, easterly 200 feet to a stake; thence, southerly 162-feet 5-inches, to a point; thence, westerly 203.5-feet to a point in the easterly margin of Westview Avenue; thence, with the margin of the same northerly 130-feet to the point of beginning.

Being all the same property conveyed to the grantor herein by deed as of record at Book **10636** , page **76** , said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to 2000 property taxes, which have been pro-rated this date and the grantee assumes in full, to Driveway Easement at Book 6635, page 928, and to the limitations shown on said plan at Plat Book 974, pages 4 and 5, said Register's Office.

The said Holly Dodson Speight having appointed her spouse, Brad Franklin Speight her lawful attorney-in-fact by Limited Power of Attorney as of record in the pages immediately preceding this Warranty Deed.

This is improved ~~unimproved~~ (X) property, known as 612 Westview Avenue, Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 7th day of JANUARY, 2000.

Brad Franklin Speight

Holly Dodson Speight

BY: Brad Franklin Speight
Attorney-In-Fact

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brad Franklin Speight, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of January, 1999.

My Commission expires:
10-25-2003

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

**** See Attorney-In-Fact Acknowledgment and Affidavit on the following page of this instrument.

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Brad Franklin Speight, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Holly Dodson Speight, and who acknowledged that he executed the same as the free act and deed of Holly Dodson Speight. WITNESS my hand and official seal at Nashville, TN, on January 7, 2000.

My commission expires: 10-25-2003

Notary Public

A F F I D A V I T O F A T T O R N E Y I N F A C T

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Brad Franklin Speight, Attorney In Fact, who made oath as follows:

1. That by appointment dated _____, which is of recorded in the Register's Office for DAVIDSON County, Tennessee, at Book _____, page _____, (or being recorded simultaneously with the instrument to which this affidavit is applicable) I, Brad Franklin Speight was appointed as Attorney In Fact for, Holly Dodson Speight, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 7th day of January, 2000.

Brad Franklin Speight, Affiant

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Brad Franklin Speight whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my Jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 7th day of January, 2000, at Nashville, Tennessee.

My commission expires: 10-25-2003

Notary Public

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN 37215, (615) 385-2804, SupCt.#003143.