03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

William B. Speitel
Affiant

Subscribed and sworn to before me, this 27th day of August, 2001.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
William B. Speitel 304 Reasonover Green Nashville TN 37221	New Owner	142-07-C 011CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Erma Pauline Dunn, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William B. Speitel and wife, Sallie E. Speitel, hereinafter called the Grantees, their successors 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 Unit No. 11, on the Plan of Ashley Green, Shown as Exhibit "C" to the Master Deed of record in Book 7184, Page 44; Book 7467, Page 279; and Book 7482, Page 312, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Dunn and wife, Erma Pauline Dunn by deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Book 7698, Page 385, Register's Office for Davidson County, Tennessee. Daniel Dunn having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Reasonover Green, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of August, 2001.

Erma Pauline Dunn

Erma Pauline Dunn

Davidson County DEEDWARR
Recvd: 08/31/01 15:28 2pgs
Fees:13.00 Taxes:518.00

20010831-0094893

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erma Pauline Dunn, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 27th day of August, 2001.

Notary Public

My Commission expires 03/14/05