PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CC
333 GALLATIN RD. SC
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of September, 2001, by and between SALLIE E. SPEITEL and WILLIAM BRENT SPEITEL, WIFE AND HUSBAND, hereinafter called Grantors, and PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SALLIE E. SPEITEL and WILLIAM BRENT SPEITEL, WIFE AND HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4511 BROOMFIELD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Sallie E. Speitel
SALLIE E. SPEITEL
Signature of Seller

William Brent Speitel
WILLIAM BRENT SPEITEL
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/25/01 15:57 3pgs
Fees:18.00 Taxes:451.40

20010925-0103835

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SALLIE E. SPEITEL and WILLIAM BRENT SPEITEL, WIFE AND HUSBAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of September, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT

4511 BROOMFIELD DRIVE
NASHVILLE, TN 37216

Property Address:

4511 BROOMFIELD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 061020, PARCEL 028.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **September, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 290 on the Plan of Gra-Mar Acres, Section 8, as of record in Bok 2331, Page 110, Register's Office for said County.

Said Lot No. 290 fronts 105 feet on the southwesterly side of Broomfield Drive and extends back 184.5 feet on the northerly line and 242 feet on the southerly line to a dead line, measuring 158.20 feet thereon.

BEING the same property conveyed to SALLIE E. SPEITEL and WILLIAM BRENT SPEITEL, WIFE AND HUSBAND, by Deed from CASTLEMAN CONSTRUCTION COMPANY, A, of record in Deed Book 2597, PAGE 585, Register's Office for DAVIDSON County, Tennessee. Y

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 061020, PARCEL 028.00).

2. Restrictive Covenants recorded in Deed Book 2536, Page 228, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of Gra-Mar Acres, Section 8, of record in Plat Book 2331, Page 110, said Register's Office.