PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (SK) Title No: 43583

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/02 16:05 2pgs
Fees:13.00 Taxes:1435.60
20020702-0079726

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cathy C. Speers Jonathan G. Speers 4409 Curtiswood Circle Nashville, Tennessee 37204	Sunshine Mortgage Corporation

TAX MAP-PARCEL NUMBERS: 132-10-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$388,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael G. McGraw and wife, Tracey L. McGraw**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cathy C. Speers and spouse, Jonathan G. Speers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Curtiswood Estates of record in Book 2331, page 40 Register's Office for said County.

SAID Lot No. 11 fronts 163.0 feet on the westerly margin of Curtiswood Circle and extends back 261.5 feet on the southerly line and 274.0 feet on the northerly line to a dead line in the rear, measuring 161.0 feet thereon.

Being the same property conveyed to Michael G. McGraw and wife, Tracey L. McGraw, by deed from Stephen P. Spann and wife, Kimbra R. Spann of record in Instrument No. 20010201-0009782, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 40, said Register's Office, which Plan shows a 75foot minimum building setback line from Curtiswood Circle and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot; Agreement for Dedication of Easement, Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6303, page 690, said Register's Office and Book 7640, page 625, said Register's Office.

This is improved property, known as: 4409 Curtiswood, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2002 .

Michael G. McGraw

Tracey L. McGraw

State of TENNESSEE
County of WILLIAMSON

On this 27th day of June, 2002 , before me the undersigned authority, personally appeared **Michael G. McGraw and Tracey L. McGraw** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/02

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $388,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2002

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public