Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/09/03 15:10 2pgs
Fees:13.00 Taxes:1010.10



20030109-0004377

BOOK 15 39-B
File #02-1736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Peter G. Barrio, and wife Elena J. Barrio, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Edward B. Speaker, Jr and wife Donna Speaker, 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. 727, on the plan of West Meade Farms, Section 7, of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter G. Barrio and Elena J. Barrio by deed of record in Book 10399, Page 720, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6512 Jocelyn Hollow Road, Nashville TN 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of December, 2002

Peter G. Barrio

Peter G. Barrio

Elena J. Barrio

Elena J. Barrio

State of Tennessee)
County of Davidson)

On this 31st day of December, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter G. Barrio and Elena J. Barrio, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $273,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of December, 2002.

Notary Public

My Commission Expires: 1/31/04

NEW OWNER:
Edward B. Speaker
6512 Jocelyn Hollow Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT: "New Owner"

TAX MAP-PARCEL #:
115-14-16