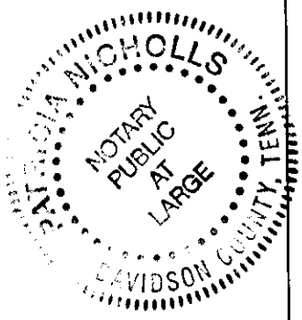
FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/03 12:32 2pgs
Fees:13.00 Taxes:1990.60
20030501-0058191



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 538,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 20 03.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Pruitt (NAME)	NEW OWNER (NAME)	MAP 64-3-0-B
1432 Shannon Place (ADDRESS)	(ADDRESS)	PARCEL 127 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth R. Speakman and wife, Reba Speakman, Trustees under the revocable Speakman Family Living Trust, dated May 19, 1998 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Pruitt and wife, Cathy H. Pruitt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 140, on the Plan of Phase Nine, Brandywine Pointe, of record in Plat Book 9700, Page 184, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Speakman and wife, Reba Speakman, Trustees under the revocable Speakman Family Living Trust, dated May 19, 1998, by Quitclaim Deed from Kenneth R. Speakman and wife, Reba Speakman of record in Instrument 200006130059075, said Register's Office. See also Warranty Deed of record in Instrument 200006050055677, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 9485, Page 885; and Book 10721, Page 835, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 184, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1432 Shannon Place, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 30th day of April, 20 03

Kenneth R. Speakman, Trustee
Kenneth R. Speakman

Reba Speakman, Trustee
Reba Speakman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Speakman and wife, Reba Speakman, Trustees under the revocable Speakman Family Living Trust dated May 19, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees under the revocable Speakman Family Living Trust dated May 19, 1998 and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 30th day of April, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

