THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21785-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $190,100.00. Affiant Subscribed and sworn to before me, 3rd day of October, 2003. Notary Public My Commission Expires: 1/29/05

AMANDA M. TRUMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Pete A. Jones and wife, Jennifer M. Jones Helen Virginia May 1109 Calvin Avenue Nashville, TN 37206	**Send Tax Bills To:** New South Federal Savings 2301 21st Ave. So. Nashville, TN 37212	**Tax Information:** Map No.083.05 Parcel No. 224.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Speck and wife. Melissa A. Speck**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pete A. Jones and wife, Jennifer M. Jones and Helen Virginia May***("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *as joint tenants with rights of survivorship

This is improved property located at 1109 Calvin Avenue, Nashville, TN, 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of October, 2003.

Brian Speck

Melissa A. Speck

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian Speck and wife. Melissa A. Speck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2003.

Notary Public

My Commission Expires: 9-25-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/03/03 09:47 2pgs
Fees:13.00 Taxes:703.37

20031103-0160668

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 Block "B" on the Plan of F.O. Beasley's Addition to East Nashville as of record in Plat Book 57, page 85, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Speck and wife, Melissa A. Speck by deed dated January 8, 2002 from Jay P. Taylor and wife, Jorin H. Taylor of record in Instrument No. 20020116-0006643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in Plat Book 57, page 85, Register's Office for Davidson County, Tennessee.