WARRANTY DEED

ET-04-5013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Hogin, unmarried	Owner	
(NAME)	(NAME)	
311 Robinhood Road		044-15-0-357.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EWEN RAYMOND SPEER, ROY LEE SPEER, AND KATHERINE ANN SPEER GREGORY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANITA HOGIN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, Section B, Village of Old Hickory, shown on the Plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee, said lot fronting 58.6 feet on Birdsall Street, containing 0.12 acres, more or less.

Being the same property conveyed to Marvin A. Speer and wife, Louise B. Speer by deed from Joe T. Hayes, dated March 22, 1973, of record in Book 4691, Page 513, Register's Office for Davidson County, Tennessee. The said Marvin A. Speer and wife, Louise B. Speer having since passed away. The said property being further conveyed to Ewen Raymond Speer, Roy Lee Speer, and Katherine Ann Speer Gregory by the Last Will and Testament of Louise Burroughs Speer.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1003 Birdsall St., Old Hickory, Tennessee 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 my/our hand(s) this 29th day of March, 2004.

Ewen Raymond Speer

Roy Lee Speer

Katherine Ann Speer Gregory

Davidson County DEEDWARR
Recvd: 04/14/04 10:43 2pgs
Fees:13.00 Taxes:357.05

20040414-0041896

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ewen Raymond Speer*, the bargainor (s), 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 and official seal at Old Hickory, Tennessee, this 29th day of March, 2004.

*Roy Lee Speer, and Katherine Ann Speer Gregory
My Commission Expires: 09-16-07

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted 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 _____.

Witness my hand and official seal at office at _____ on this the 29th day of March, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW