Davidson County DEEDWARR
Recvd: 11/17/04 12:52 2pgs
Fees:13.00 Taxes:388.50

20041117-0138073

**WARRANTY DEED**

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2004

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judi Speer | New Owner ~~Union Planters Bank, N. A.~~ | 091-15-O |
| (NAME) | (NAME) | (MAP) |
| ~~5208 Elkins Avenue~~ 1553 Hardins Place | 7~~130 Goodlett Farms Pkwy~~. | 115 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN ~~37209~~ 37215 | Cordova, ~~TN 38018~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Frank B. Oman and wife, Tina G. Oman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Judi Speer, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 43.5 feet of the West 160 feet of the South 160 feet, more or less, of Block 7, on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West extension of Charlotte Park Company's Addition, of record in Book 421, page 18 Register's Office for said County.

Being the same property conveyed to Frank B. Orman by deed from Anthony Cherry, an unmarried man, dated December 21, 2001, of record in Instrument No. 20011227-0142346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5208 Elkins Avenue, Nashville, Tennessee 37209

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 12th day of November, 2004.

Frank B. Oman

Tina G. Oman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frank B. Oman;*with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

* and wife, Tina G. Oman

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of November, 2004.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.