RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE G. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/07/05 15:04 2 pgs
Fees:13.00 Taxes:507.83
20050307-0024868

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELA SPEIDEN et vir 7205 Legacy Drive Antioch, Tennessee 37013	Same as new owner	P/O 182-00-0-012

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED FIFTY and NO/100 ($137,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GREENVALE CONSTRUCTION, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ANGELA SPEIDEN and DUSTIN SPEIDEN, wife and husband,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 238, on the Final Plat, Old Hickory Hills, Phase Two – Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed from Old Hickory Hills, LLC, a Tennessee limited liability company, of record in Instrument No. 20040823-0101719, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20040420-0044507; to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; to terms and conditions of Charter of Old Hickory Hills Homeowner's Association of record in Instrument No. 20020123-0009417; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339; Storm Water Detention Agreement of record in Instrument No. 20030226-0025749; Boundary Plat of record in Book 11190, page 65; and to Rights of Adjoining Owners of record in Book 6013, page 187; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 7205 Legacy Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2005 property taxes, which taxes are not yet due or payable.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 10th day of February, 2005.

GREENVALE CONSTRUCTION, LLC

BY: _____
AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of February, 2005, before me, appeared Shane McFarland to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of GREENVALE CONSTRUCTION, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said limited liability company, and he acknowledged said instrument to be the free act and deed of said limited liability company.

Witness my hand at office this the day and year above written.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires: 7/30/06

My Commission Expires SEPT. 30, 2006