Ret to: HTS
8115 Isabella Ln, Ste 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/19/05 10:30 2 pgs
Fees:13.00 Taxes:541.68

20051019-0125932

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $146,400.00

Affiant

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 23rd day of September, 2005.

Notary Public
My commission expires: 5-23-07

07-0509-82335

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth Street 300 Fannin Drive Goodlettsville TN 37072	New owner	018-12-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Estill Speight, Jr., Unmarried, Jonnie Michael Speight, Unmarried, and Evelyn P. Speight, Unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Street**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Mansker Heights, of record in Book 2900, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Speight, Sr. and wife, Evelyn P. Speight by deed from Walter W. Dickson and wife, Dorothy R. Dickson, dated March 24, 1977, of record in Book 5127, Page 736, Register's Office for Davidson County, Tennessee. The said James E. Speight, Sr. having since died.

Further being the same property conveyed to James Estill Speight Jr., and Jonnie Michael Speight, as tenants in common with right of survivorship by Quitclaim Deed from Evelyn P. Speight (who retained a life estate in subject property), dated January 29, 1999, of record in Book 11327, Page 878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 300 Fannin Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of September, 2005.

James Estill Speight, Jr.

Jonnie Michael Speight

Evelyn P. Speight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Estill Speight, Jr., Jonnie Michael Speight, and Evelyn P. Speight** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, Tennessee, this 23rd day of September, 2005.

NOTARY PUBLIC
State of Tennessee at Large

My Commission expires: 5/24/2008

