THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24904-11-2005** file Box 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $92,000.00. Affiant Subscribed and sworn to before me this 22nd day of November, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

WARRANTY DEED

Address New Owner: Kenneth R. Speakman, Reba Speakman 1508 Cleves Street Old Hickory, TN 37138	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.053.03 Parcel No. 355.00

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, **Roy H. May and wife, Ella N. May**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth R. Speakman and Reba Speakman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1508 Cleves Street, Old Hickory, TN 37138

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 22nd day of November, 2005.

Roy H. May by Jeffrey T. May AIF
Roy H. May
By Jeffrey T. May as his Attorney in Fact

Ella N. May by Jeffrey T. May AIF
Ella N. May
By Jeffrey T. May as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeffrey T. May with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ella N. May and Roy H. May as their Attorney-In-Fact, and as the free act and deed of the within named Ella N. May and Roy H. May

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Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of November 2005.

Notary Public

My Commission Expires:

DONALD E. KNIFFEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 12/01/05 15:26 2 pgs
Fees:13.00 Taxes:340.40

20051201-0144659

EXHIBIT "A"

Being Lot No. 63 on the revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, page 132, Register's Office for said County.

Said Lot No. 63 fronts 67 feet on the west side of Cleve Street and runs back between lines, 148.8 feet on the north line and 148.7 feet on the south line, to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Roy H. May and wife, Ella N. May by deed from Eugene S. Law and Charles H. Reich, as tenants in common of record in Book 2088, page 65, Register's Office for Davidson County, Tennessee.

The property is owned by Ella N. May and it is the intent of this instrument to create a tenancy-by-the-entireties in Roy H. May and wife Ella N. May pursuant to T.C.A. 66-1-109.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1424, page 132, Register's Office for Davidson County, Tennessee.