Box 14-A
19500-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/06 09:19 2 pgs
Fees:13.00 Taxes:407.00

20060216-0018719

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/22/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacob C. Cable	Ohio Savings Bank	Map 53.03
1508 Cleves Street	1801 East Ninth Street	Group
Old Hickory, TN 37138	Cleveland, OH 44114	Parcel 355

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenneth R. Speakman and wife, Reba Speakman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jacob C. Cable , an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 Kenneth R. Speakman and Reba Speakman by deed from Roy H. May and wife, Ella N. May, of record in Instrument 20051201-0144659, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2015, Page 270, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 132, said Register's Office; (3) Utilities Easement of record in Book 2015, Page 270, said Register's Office.

Power of Attorney of record in Instrument 20060216-0018718
said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1508 Cleves Street, Old Hickory, TN 37138

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 our hands this 14th day of February, 2006.

Kenneth R. Speakman by
Reba Speakman, Attorney in Fact
Kenneth R. Speakman
By: Reba Speakman, Attorney-in-Fact

Reba Speakman
Reba Speakman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Reba Speakman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kenneth R. Speakman as his Attorney in Fact as the free act and deed of the within named Kenneth R. Speakman.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2008.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba Speakman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2008.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN