Box 13
#11085

Davidson County DEEDWARR
Recvd: 03/24/06 11:56 2 pgs
Fees:13.00 Taxes:567.95
20060324-0033890

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,500.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 28th day of February, 2006.

Notary Public
My Commission Expires 01/26/08

06-0098

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Speakman	American Mortgage Network	62-2-B
4401 Frost Street	11625 RAINWATER Dr Bldg	6.00CO
Nashville, TN 37214	500, Ste. 650	
	Alpharetta, GA. 30004	

WARRANTY DEED

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 **Terry Duke and Sandra Duke, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Speakman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry Duke and Sandra Duke, husband and wife, by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, dated August 25, 2003, recorded in Instrument No. 20030910-0131800, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4401 Frost Street, Nashville, TN 37214.**

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 28th day of February, 2006.

Terry Duke

Sandra Duke

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 **Terry Duke and Sandra Duke,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006.

Notary Public

My Commission Expires: 01/26/08

