WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 09:39 2 pgs
Fees:13.00 Taxes:789.58

20060814-0099542

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 213,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF August, 2006

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Trulock (NAME)	Countrywide Home Loans (NAME)	MAP & PARCEL
3009 Harbor Lights Drive (ADDRESS)	4500 Park Granada (ADDRESS)	136-05-0-A-068.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (CITY) (STATE) (ZIP)	CO.

FOR AND 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, Donald J. Speed and wife, Linda J. Speed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Trulock and wife, Mary Lynn Trulock

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:

Land in Davidson County, Tennessee, being Lot Number 73, on the plan of Bayview Estates, Phase Two, A Planned Unit Development, as shown on survey and plat of same appearing of record as Instrument Number 200006090057633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Donald J. Speed and Linda J. Speed, husband and wife, by deed dated February 15, 2002, from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, as shown of record in Instrument #20020219-0021123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 10323, page 55; Book 10323, page 26; Book 10727, page 268; Book 11019, page 911; and Book 11271, page 163; Register's Office for Davidson County, Tennessee. This conveyance is also subject to a landscape easement of record in Book 10339, page 298; to a right-of-way of record in Book 3708, page 237; to a boundary plat of record in Book 9700, page 517; to a sewer right-of-way of record in Book 7830, page 233; to a grant of easement of record in Book 10085, page 576; to a right-of-way to BellSouth of record in Book 11762, page 271; and to a common area deed of record in Instrument #200007100068261; Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3009 Harbor Lights Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 10th day of August, 2006

Donald J. Speed

Donald J. Speed

Linda J. Speed

Linda J. Speed

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald J. Speed and wife, Linda J. Speed

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 10th day of August, 2006.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

Notary Public