THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/28/07 09:20 2 pgs
Fees:13.00 Taxes:1098.53
20070828-0102916

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 172-10-0-B-010.00

The actual consideration or value, whichever is greater, for this transfer is $296,900.00

Affiant

Subscribed and sworn to before me this the 20th day of August, 2007.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Denise M. Cimeley
(Name)
6637 Christiansted Lane
(Street Address)
Nashville, Tennessee 37211

SEND TAX BILLS TO:

MAGNA BANK
(Name)
P.O. BOX 17257
(Street Address)
MEMPHIS, TN 38187-0257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **GARRY. D. SPEICH and SARA M. SPEICH, husband and wife,** hereinafter collectively called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **DENISE M. CIMELEY,** hereinafter called the "Grantee," all of Grantors' right, title and interest in and to the following described land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Christiansted Valley, Phase I, Revision 1, a Planned Unit Development, as of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010209-0012852, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Garry D. Speich and Sara M. Speich, husband and wife, by deed from Fallon Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20010430-0043066, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6637 Christiansted Lane, Nashville, Tennessee 37211.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantors and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they 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 "Grantors" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 20th day of August, 2007.

Grantor(s):

Garry D. Speich

Garry D. Speich

Sara M. Speich

Sara M. Speich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **GARRY D. SPEICH and SARA M. SPEICH, husband and wife,** 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 in Nashville, Tennessee, this 20th day of August, 2007.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN