Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
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Fees:13.00 Taxes:1280.20

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Bill Garrett
Davidson County Register of Deeds

07-1336

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $846,000.00 .

Affiant

Subscribed and sworn to before me this 7th day of September, 2007.

Notary Public
My Commission Expires 1/26/2008

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip Martindale	COUNTRYWIDE BANK, FSB	115-14
6512 Jocelyn Hollow Road	1800 TAPO CANYON ROAD	16.00
Nashville, TN 37205	SIMI VALLEY, CA 93063	

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 **Edward B. Speaker, Jr. and wife Donna Speaker**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Martindale and wife Jill Martindale**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 727 on the Plan of West Meade Farms, Section 7, as of record in Plat Book 331, page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward B. Speaker, Jr. and wife, Donna Speaker by deed from Peter G. Barrio and wife, Elena J. Barrio of record in Instrument 20030109-0004377, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **6512 Jocelyn Hollow Road, Nashville, TN 37205.**

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 7th day of September, 2007.

Edward B. Speaker, Jr.

Donna Speaker

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 **Edward B. Speaker, Jr. and wife Donna Speaker**, 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 Franklin, Tennessee, this 7th day of September, 2007.

Notary Public

My Commission Expires: 1/26/2008

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds