(1)

WARRANTY DEED

22940

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF October, 2007.

(Affix Seal) Notary Public

My Commission Expires: 05/02/[illegible]

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marc D. Speer and wife, Joyce E. Speer	Wells Fargo Home Mortgage	Map and Parcel 16003000300
5412 Anchorage Drive	1669 Kirby Parkway #202	
Nashville, Tennessee 37220	Memphis, TN 38120	

Davidson County DEEDWARR
Recvd: 10/03/07 10:10 2 pgs
Fees:13.00 Taxes:965.70

20071003-0117806

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN A. REYNOLDS AND WIFE, KATHY D. REYNOLDS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto MARC D. SPEER AND WIFE, JOYCE E. SPEER, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEING Lot No. 309 on the Plan of Haileywood Estates, Section 8-C, as of record in Book 3106, page 78.

SAID Lot No. 309 fronts 94.0 feet on the southwesterly side of Anchorage Drive, and extends back 231.0 feet on the northwesterly line and 198.2 feet on the southeasterly line, to a dead line on which it measures 100.0 feet.

BEING the same property conveyed to John A. Reynolds and wife, Kathy D. Reynolds by deed from Frances E. Thompson, unmarried, of record in Instrument No. 20070507-0054312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Haileywood Estates Subdivision, Section 8-C, of record in Plat Book 3106, page 78, Register's Office for Davidson County, Tennessee.
b. Restrictive covenants of record in Book 3339, page 54, Register's Office of said County.

This is (X) improved property known as 5412 Anchorage Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 1st day of October, 2007:

John A. Reynolds

Kathy D. Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOHN A. REYNOLDS AND WIFE, KATHY D. REYNOLDS, 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 Franklin, Tennessee, this 1st day of October, 2007.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009