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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20120098543 DEEDWARR
Recvd: 12/26/12 14:09 3 pgs
Fees:18.00 Taxes:1628.00
20121226-0118783

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Scott Stephens
5924 Robert E. Lee Drive
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map/Parcel: 14510003600

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, I/we, **Elizabeth M. Speed (aka Elizabeth Speed) a widow**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott Stephens and Rebekah Stephens, husband and wife**, hereinafter called the Grantee(s), his successors 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 No. 146 on the Plan of Section IX, Tyne Valley Estates, as of record in Book 3700, page 66, Register's Office for said County.

Said Lot No. 146 fronts 192 feet on the northerly side of Robert E. Lee Drive, and extends back between lines, 284.9 feet to a dead line in the rear, which is a broken line on which it measures 192 feet.

BEING the same property conveyed to W. W. Speed and wife, Elizabeth Speed by Warranty Deed from Potere, Inc., dated June 8, 1972, and filed in Book 4624, page 765, said Register's Office. The said W. W. Speed having since died with title being vested in Elizabeth Speed as surviving tenant by the entirety.

This is improved property known as: 5924 Robert E. Lee Drive, Nashville, TN 37215

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 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 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 my/our hand(s) as on the date shown on the Notary Public form.

Elizabeth M. Speed by Elaine Speed Neeley atty in fact

Elizabeth M. Speed
by: Elaine Speed Neeley, Atty. in Fact

STATE OF TENNESSEE :
COUNTY OF Shelby :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elaine Speed Neeley**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Elizabeth M. Speed** and acknowledged that she executed the same as the free act and deed of the said Elizabeth M. Speed, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Elizabeth M. Speed, and appearing of record in Instrument No. 20121211-0114163, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 19 day of December, 2012.

Notary Public

My Commission Expires: 1-11-16

STEWART PLUMLEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me this 20th day of December, 2012.

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Comm exp: 10.11.15