WARRANTY DEED

BOOK 4772 PAGE 358

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Speer	Same	Map 134-5
(NAME)	(NAME)	
107 Denise Dr.		Par 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013		5D-11794
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Ralph Wayne Speer and wife, Pamela B. Speer

their ~~heirs~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 8 on the Plan of Flora Valley as of record in Book 2900 page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 70 feet on the south side of Antioch Pike and extends back 299.5 feet on the west line and 292.2 feet on the east line to a dead line measuring 70.1 feet thereon.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Flora M. Jones of record in Book 4756, page 138, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 7th day of December, 1973

Affiant: Ralph Wayne Speer

My commission expires: 5-7-74 (Affix Seal)

Notary Public: Nellie T. Weimar

This is improved ~~unimproved~~ property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ralph Wayne Speer and wife, Pamela B. Speer

their ~~heirs~~

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said*

Ralph Wayne Speer and wife, Pamela B. Speer, their

~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 7th *day of* December, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Phillip Saindon (JJ)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes, President

A. V. Oakes, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar, *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 7th *day of* December, *19* 73.

Nellie T. Weimar
Notary Public

Commission expires 5-7-74

NELL T. WEIMAR NOTARY PUBLIC DAVIDSON CO. TENN.

DEC13 73 CONV 17,500.00
DEC13 73 S'TAX A* 45.50
DEC13 73 PR'FEE A* .50
DEC13 73 W'DEED A* 4.00 * 50.00

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM
OAKES & SMITH REALTY CO., INC.
TO
RALPH WAYNE SPEER, ET UX

C 35023

IDENTIF. REFERENCE

DEC 13 8 50 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON