THIS INSTRUMENT PREPARED BY McWILLIAMS, BERRY AND OGLESBY, ATTORNEYS AT LAW, 125 3RD AVENUE, NORTH, FRANKLIN, TENNESSEE, 37064

BOOK 5035 PAGE 886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kermit V. Speeg Jr., et ux.	First Federal of Nashville	117-10-100
(NAME:)	(NAME:)	
3800 Cross Creek Road	Union At Fourth	7DA-37230
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by KERMIT VINCENT SPEEG JR. AND WIFE, DONNA WOODARD SPEEG, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, EDWARD P. SILVA AND WIFE, SUZANNE A. SILVA hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs 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. 12, the southwesterly part of an unnumbered lot and that part of Crestmoor Road, now abandoned, lying between said two lots on the plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cross Creek Road, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, eastwardly 201 feet; thence north 19 deg. east 203.2 feet to the southerly margin of Crestmoor Road, as relocated by instrument of record in Book 2158, page 373, said Register's Office, said point being the northeast corner of said Lot No. 12; thence with the southerly margin of said Road, as relocated, northwestwardly 92 feet to the northerly margin of Crestmoor Road, as formerly located on said plan, continuing northwesterly and with the southerly margin of Crestmoor Road, as relocated, 28 feet to the beginning of a curve, thence around said curve with a radius of 45 feet in a westerly direction, 65 feet to the southeasterly margin of Valley Brook Road; thence with said Road, southwestwardly to the easterly margin of Cross Creek Road; thence with the last mentioned Road, southwardly 211 feet, more or less, to the beginning.

Being the same property conveyed to Edward P. Silva and wife, Suzanne A. Silva, by deed from Duncan A. Killen and wife, Lucy Ann B. Killen, of record in Book 4624, page 586, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 3800 (House Number) Cross Creek Road (Street) Nashville (P. O. Address:) Tennessee (City or Town) (Postal Zone)

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 the 15 day of June, 19 76.

Edward P. Silva

Suzanne A. Silva

STATE OF TENNESSEE
~~Davidson~~ Williamson County

Personally appeared before me, JAMES T. OGLESBY, a Notary Public in and for said County and State, the within named EDWARD P. SILVA AND WIFE, SUZANNE A. SILVA the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 19 76.

Commission expires 11/17/79

James T. Oglesby
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM EDWARD P. SILVA, ET UX.

TO KERMIT VINCENT SPEEG JR. ET UX.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,900.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant James T. Oglesby, Atty.

Subscribed and sworn to before me this the 15 day of June 1976

My commission expires: 3-26-79 Peggie D. Hood
Notary Public

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IDENTIF. REFERENCE

JUN 16 2 19 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 16 76	CONV	52,900.00			
JUN 16 76	S'TAX		B*	137.54	
JUN 16 76	PR'FEE		B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 142.04

File #E-1