FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 1980.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Speer et ux (NAME)	J. I. Kislak Mortgage Company (NAME)	131-10
1553 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	2
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	FH-9855

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, Weldon W. Cox and wife, Renata T. Cox,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil Speer and wife, Judi Speer,

HEREINAFTER CALLED THE 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. 19 on the Map of Seven Hills, Section 3, as of record in Book 2663, page 89, Register's Office for said County.

SAID Lot No. 19 fronts 200 feet on the south side of Harding Place and runs back 404.1 feet on the west line and 258.8 feet on the east line, to a dead line in the rear, which is a broken line on which it measures 274.8 feet.

BEING the same property conveyed to Weldon W. Cox and wife, Renata T. Cox by deed from Joe M. Capps and wife, Carolyn Z. Capps of record in Book 3702, page 63, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2881, page 552, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Prudential Insurance Company of America of record in Book 3720, page 289, said Register's Office, and also that the escrow account in connection with aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1553 Harding Place, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 26th day of September, 19 80

Weldon W. Cox

Renata T. Cox

LOUISIANA

STATE OF ~~TENNESSEE~~ }
~~Davidson~~ County OF } WEBSTER

BOOK 5658 PAGE 173

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Weldon W. Cox and Renata T. Cox

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 Minden, Louisiana, ~~Tennessee~~, this 26th day of SEPTEMBER, 1980

Commission expires at Death.

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

5456 05/30 266.50- CHECK

WARRANTY DEED

FROM

WELDON W. COX ET UX

TO

PHIL SPEER ET UX

G. I. 0. 3. 3. 3

IDENTIF. REFERENCE

SEP 30 1 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Row 1, Box 8 dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5658 PAGE 174

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

100000.00- CO
260.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
5456A09/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.0333

IDENTIF. REFERENCE

SEP 30 1 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783207