ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Phil Speer (NAME)	SAME (NAME)	83-5
1110 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 215
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	23W 9670

BOOK 5833 PAGE 679

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt of which is hereby acknowledged,

LOIS LOUISE SMITH, and husband, JOHN C. SMITH have bargained and sold, and by these presents do transfer and convey unto the said PHIL SPEER, doing business as Speer Properties, or his assigns

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of the Subdivision of the Calvin Davis Lot, being a part of Block "B" in F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lois Louise Smith, an unmarried person, by deed from Jessie Sarah Floyd, of record in Book 4772, page 597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record, as of record in Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 1110 Stratton Avenue (House Number) (Street)
Nashville, Tennessee 37216
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of December, 1981.

LOIS LOUISE SMITH JOHN C. SMITH

BOOK 5833 PAGE 680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Louise Smith

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1981.

My commission expires 7/21/84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in this day of , 19 .

Notary Public

Commission expires

DEC 28 1 39 PM '81
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

G 73.10
7.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 23rd day of December, 1981.

My commission expires 7/21/84 Notary Public

Fee

This instrument was prepared by:
Rick M. Johnson, Suite 200, 430 Third Ave., No., Nashville, TN. 37201
Name Address

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John C. Smith, the bargainor with whom I am personally acquainted and who acknowled that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd Day of December, 1981.

My Commission Expires: 7/21/84 NOTARY PUBLIC:

4445 12/23 240.50- CHECK

WARRANTY DEED

FROM
Lois Louise Smith and husband John C. Smith

TO
Phil Speer dba Speer Properties, or his assigns

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5833 PAGE 681

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
			90000.00-	CO
			234.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	240.50-
4445A	12/23/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G73097

IDENTIFICATION REFERENCE

DEC 23 1 39 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 859303