This instrument was prepared by:
Joel Douglas
1514 Lillian Street
Nashville, Tennessee 37207

WARRANTY DEED

BOOK 5872 PAGE 77

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Hugh Speakman, Sr.		83-13
(NAME:) 1514 Lillian Street	(NAME) Same	Par. 449
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*

Cash in hand paid by Hugh Speakman, Sr. and wife, Elizabeth A. Speakman, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 5562, Page 325, Register's Office for Davidson County, Tennessee in the present principal balance of $20,234.87 payable as specified therein.

We, Joel Douglas and wife, Mary Douglas

have this day bargained and sold, and do hereby transfer and convey unto the said
Hugh Speakman, Sr. and wife, Elizabeth A. Speakman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of the Subdivision of the Lindsley Home Tract, a plan of which is of record in Plan Book 2, page 92, Chancery Court in Nashville, Davidson County, Tennessee.

Said Lot No. 164 fronts 50 feet on the south side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joel Douglas and wife, Mary Douglas by deed from Josef Frano and wife, Elfriede Frano, as of record in Book 5562, Page 325, 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 20,484.87

Subscribed and sworn to before me, this the 25th day of March 19 82

Affiant

My commission expires: 10/21/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1514 Lillian Avenue, (House Number) (Street) P.O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as herein stated, and any and all Property Taxes which have been assumed by the Purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 25th *day of* March, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joel Douglas

Mary Douglas

04/13 59.80- CHECK

1499

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5872 PAGE 78

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Joel Douglas, and wife, Mary Douglas, *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 Nashville, Tennessee *this* 25th *day of* March, *19* 82

Notary Public

Commission expires 10/21/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19* .....

.....Notary Public

Commission expires .....

RUSH

WARRANTY DEED

FROM
Joel Douglas, et ux

TO
Hugh Speakman, Sr., et ux

G 8.6767

IDENTIF. REFERENCE

APR 13 8 18 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
BOX 8044
PHONE 262-0713

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

20434.67- CO
60.60 CO TX
.60 PRFEE
0.00 MORTG
CHECK 59.80-
1499A04/13/82 BAL .30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 6 7 6 7

IDENTIFICATION REFERENCE

APR 13 8 18 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875649