OFFICIAL RECEIPT

BOOK 5883 PAGE 25

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 19 82.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Speer et ux (NAME)	Commerce Union Bank (NAME)	71-16
P. O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	94
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	12DA-44580

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, H. Lee Simons and wife, Penelope R. Simons,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil Speer and wife, Judi L. 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. 1 on the plan of Dan Leech Subdivision of record in Book 1424, page 70, Register's Office for said County.

SAID Lot No. 1 fronts 65 feet on the northerly margin of Blue Ridge Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to H. Lee Simons and wife, Penelope R. Simons, by deed from Jack H. Brinkley and wife, Eunice L. Brinkley, of record in Book 5047, page 340, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is that the property is conveyed subject to a first mortgage deed of trust to Commerce Union Bank of record in Book 5348, page 38, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

G 9 0 5 1 7

IDENTIF. REFERENCE

MAY 10 9 09 AM '82

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 917 Blue Ridge Avenue, Nashville, Tennessee 37207
(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 hand s this 3rd day of May, 19 82

H. Lee Simons

H. Lee Simons

Penelope R. Simons

Penelope R. Simons

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Lee Simons and Penelope R. Simons,

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 Nashville, Tennessee, this 3rd day of April 19 84

Commission expires 11-17-84

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

H. LEE SIMONS ET UX

TO

PHIL SPEER ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			26000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
			6132A05/10/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 0 5 1 7

IDENTIF. REFERENCE

MAY 10 '82 9 09 AM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 880114