File 8

FORM NO. WD-1

BOOK 6129 PAGE 422

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Judi L. Speer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 1983.

John J. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judi L. Speer (NAME)	National Mortgage Company (NAME)	72-9
P. O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	251
Nashville, TN 37215 (CITY) (STATE) (P. O ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	15DA-2965

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, Manford R. Simcock and wife, Betty Simcock,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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. 13 on the plan of Eskridge Subdivision of Part of The W. B. Franklin Property, of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 13 fronts 60 feet on the northerly margin of Fairwin Avenue and extends back between parallel lines 173 feet to a dead line.

BEING the same property conveyed to Manford R. Simcock and wife, Betty Simcock, by deed from Gary L. Nelson and wife, Janice E. Nelson, of record in Book 5708, page 929, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to National Mortgage Company of record in Book 5513, page 929, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This instrument is executed on behalf of Manford R. Simcock and wife, Betty Simcock, by Douglas R. Berry as their Attorney-In-Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is unimproved ( ) improved (X) property, known as 1017 Fairwin Avenue, Nashville, Tennessee
(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 1st day of September, 1983

Douglas R Berry
MANFORD R. SIMCOCK
BY: Douglas R. Berry
Attorney-In-Fact

Douglas R Berry
BETTY SIMCOCK
BY: Douglas R. Berry
Attorney-In-Fact

09/02 131 7-0-CHECK

4806

BOOK 6129 PAGE 423

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
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
MANFORD R. SIMCOCK ET UX

TO
JUDI L. SPEER

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

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 Douglas R. Berry, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Manford R. Simcock and wife, Betty Simcock, as their Attorney-In-Fact, as the free act and deed of the within named Manford R. Simcock and wife, Betty Simcock. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 1983.

_____
Notary Public

My Commission Expires: 1-22-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT TO
DEED
FROM
MANFORD R. SIMCOCK AND WIFE, BETTY SIMCOCK
TO
JUDI L. SPEER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6129 PAGE 424

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Douglas R Berry
Affiant - Douglas R. Berry

Sworn to and subscribed before me this 1st day of September, 19 83.

John W. Adams
Notary Public

My Commission Expires: 1-22-84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 2 3 05 PM '83

IDENTIF. REFERENCE

H 7 1 3 9 8

JOHN V. ADAMS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6129 PAGE 425.

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
TO -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47000.00-	CO
			122.20	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	131.70-
4806A09/02/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.1.398

IDENTIF. REFERENCE

SEP 2 3 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 976183