ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Speer Properties, Inc.	Same	83-13-252
(NAME)	(NAME)	
Box 12232		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. TN. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6144 PAGE 619

For and in consideration of the sum of Forty-Five Thousand and 00/100---------- ----------($45,000.00) DOLLARS

KELLY RIVES and wife, CAROL RIVES

have bargained and sold, and by these presents do transfer and convey unto the said SPEER PROPERTIES, INC.

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. 76 in Payne, Blakemore and Cummings Addition to East Nashville, Davidson County, Tennessee, a plan of which is recorded in Book No. 57, page 70, in the Register's Office of Davidson County, Tennessee, said Lot No. 78 fronts 50 feet on the south side of Shelby Avenue, beginning 68 feet east of the eastern margin of South 12th Street; thence south parallel with the eastern margin of South 12th Street, 160 feet to a 15 foot alley; thence east 50 feet; thence north 160 feet to the southern margin of Shelby Avenue, thence west to the beginning, being a part of the property conveyed to J. M. Robertson and wife, Mary A. Robertson by deed from James B. Greer and wife, of record in Book 424, page 93, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Also a part of the same property conveyed to C. H. Foxworthy and wife, Porter P. Foxworthy by deed from J. M. Robertson and wife, Mary A. Robertson, of record in Book 496, page 178, of the Register's Office of Davidson County, Tennessee, to which reference is also made.

BEING the same property conveyed to Kelly Rives by deed from Mary Porter Hatch Truebger, of record in Book 5747, page 23, and re-recorded in Book 5757, page 120, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1204 Shelby Avenue, Nashville, Tennessee 37206
(House Number) (Street)

(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 September, 19 83.

Kelly Rives
KELLY RIVES

Carol Rives
CAROL RIVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6144 PAGE 620

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Rives and wife, Carol Rives

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 23rd day of September 19 83.

My commission expires July 31st, 1984 Notary Public Thomas B. Summers

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
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 September, 19 83.

My commission expires July 31st, 1984 Notary Public Thomas B. Summers

This instrument was prepared by:	
Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201	
Name	Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

313 09/27 123.50- CHECK

WARRANTY DEED

H 7 6 0 1 5

FROM
Kelly Rives and wife,

IDENTIF. REFERENCE

Carol Rives

TO
Speer Properties, Inc.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 27 10 19 AM '83

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

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

RECEIVED OF _____

FOR _____

BOOK 6144 PAGE 621

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
0313A09/27/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 6 0 1 5

IDENTIF. REFERENCE

SEP 27 10 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 981524