FORM NO. WD-1

BOOK 6149 PAGE 523

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,204.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Speer Properties, Inc. (NAME)	Union National Bank of Little Rock (NAME)	Map 71-12
Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	Par. 323
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	12DA-45352

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. Cliff Hobbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Speer Properties, Inc.

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:

BEING Lot No. 7 on the Plan of Joywood Estates, Section 2, of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to H. Cliff Hobbs by deed from Cecil R. Scaife and wife, Sherytha Scaife of record in Book 5697, page 929, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Union National Bank of Little Rock of record in Book 5989, page 152, said Register's Office. The escrow account and insurance to be transferred to Grantees.

Jacqueline B. Hobbs joins in the execution of this instrument to convey whatever marital rights she may have.

THIS conveyance subject to such restrictions of record in said Register's Office and easements and setback lines of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record in Book 4130, page 29, Register's Office for Davidson County, Tennessee.

10/03 144.82 CHECK

This is unimproved ( ) improved (XX) property, known as 1506 A&B Jones Avenue Nashville, TN 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 unincumbered 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 30th day of September 19 83

9/15/83 H. Cliff Hobbs

9/14/83 Jacqueline B. Hobbs

Jacqueline B. Hobbs

3099

STATE OF TENNESSEE
Davidson County

BOOK 6149 PAGE 524

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Cliff Hobbs

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 1983.

Commission expires 4/21/85

Grace W. Hook
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 77 59

H. Cliff Hobbs

TO

Speer Properties, Inc.

IDENTIF. REFERENCE

Oct 3 8 04 AM '83

DAVIDSON COUNTY

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

STATEOF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline B. Hobbs 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 Roswell, Georgia, this the 16th day of September 1983.

My commission expires: 7/6/84

Betty B. Myers
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires July 6, 1984

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

RECEIVED OF _____

FOR _____

BOOK 6149 PAGE 525

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

53204.33- CAMT.
138.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.82-
2099A10/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 77595

IDENTIF. REFERENCE

Oct 3 8 45 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 983249