WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,199.79

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6151 PAGE 132

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SPEER PROPERTIES, INC. (NAME)	OWNER (NAME)	93-4
Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27
Nashville TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 7180

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, WILLIAM C. OGBURN, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPEER PROPERTIES, INC., a Tennessee corporation,

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. 248 on the Plan of Williams' Second Addition to Edgefield of record in Book 21, page 60, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 248 fronts 50 feet on Shelby Avenue and runs back 175 feet between parallel lines to a dead line on the rear on which it measures 50 feet.

Being the same property conveyed to William C. Ogburn by deed from Dan H. Wright, of record in Book 5842, page 239, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to Walter B. Williams and wife, Margie L. Williams, secured by a vendor's lien of record in Book 5276, page 255, a note to Edward L. Niebruegge and wife, Sherry L. Niebruegge, secured by a deed of trust of record in Book 5661, page 491, a note to Edward L. Niebruegge and wife, Sherry L. Niebruegge secured by a deed of trust of record in Book 5661, page 494, and a note to James A. Tidwell secured by a deed of trust of record in Book 5842, page 251, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 806 Shelby Avenue, Nashville, Tennessee 37206
(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 my hand this 30th day of September, 19 83

WILLIAM C. OGBURN

10/05 246 22 - CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Ogburn

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 Goodlettsville, Tennessee, this 30th day of September, 1983

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

H 7.8 1 0 2

IDENTIF. REFERENCE

Oct 5 8 35 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

92199.79- CAMT.
235.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 246.22-
2720A10/05/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7-8102

IDENTIF. REFERENCE

OCT 5 8 35 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 983850