FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1984

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney, 3813 Cleghorn Avenue, Nashville, Tennessee 37215
~~401 Union Street, Nashville, Tennessee 37219~~

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Judi Speer (NAME)	same (NAME)	93-4
P.O.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, Speer Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judi 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:

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 Speer Properties, Inc. by deed from William C. Ogburn, of record in Book 6151, page 132, 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.

This is unimproved ( ) 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 warrent 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 its hand this 16th day of January, 1984

Speer Properties

By:

Phil Speer, President

STATE OF TENNESSEE
Davidson County

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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, John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared Phil Speer and NA with whom I am personally acquainted and who upon (his oath) ~~their several oaths~~ acknowledged (himself) ~~themselves~~ to be the President and NA respectively of the Speer Properties, Inc. the within named bargainor, a corporation, and that (he) as such President and NA ~~they~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Phil Speer as such President, and attesting the same by the said NA as such NA

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of January, 19 84.

My commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Quitclaim Deed

~~WARRANTY DEED~~

FROM
Speer Properties, Inc

TO
Judi Speer

H 9 9 6 3 2

MAIL EXP.

IDENTIF. REFERENCE

JAN 24 4 20 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

~~WILKINS, ADAMS, WEEMS & SPEER~~
~~ATTORNEYS AT LAW~~
~~400 FIDELITY FEDERAL BUILDING~~
~~501 UNION STREET~~
~~NASHVILLE, TENNESSEE 37219~~