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)	83-13-252
P.O.Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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. 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 Ave., 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 the same property conveyed to Speer Properties, Inc. by deed fron Kelly Rives, of record in Book 6144, page 619, Register's Office for Davidson County, Tennessee.

CHECK 01/24 6.00 9694

This is ~~unimproved ( )~~ improved (X) property, known as 1204 Shelby Avenue, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

~~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 its hand this 16th day of January, 1984

Speer Properties, Inc.

By:

Phil Speer, President

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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, 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

_____
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~WARRANTY DEED~~ QUITCLAIM DEED

FROM Speer Properties, Inc.,

TO Judi Speer

H 9 9 6 3 3

MAIL EXPL.

IDENTIF. REFERENCE

JAN 24 4 20 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE TENNESSEE 37219