FORM NO. WD-1

BOOK 6240 PAGE 343

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 1984

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce P. Hutson	National Mortgage Corproation (NAME)	72-9-251
c/o One Commerce Place. Suite 1530 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	15DA-2965
Nashville, Tennessee 37239 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, Judi L. Speer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce P. Hutson

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Eskridge Subdivision of Part of the W. B. Franklin Property, of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly margin of Fairwin Avenue and extends back between parallel lines 173 feet to a dead line.

Being the same conveyed to Judi L. Speer by deed from Manfored R. Simcock and wife, Betty Simcock of record in Book 6129, page 422, Register's Office for Davidson County, Tennessee.

This property herein conveyed is subject to a first mortgage Deed of Trust of record in Book 5513, page 929 and a second mortgage Deed of Trust of record in Book 6129, page 426, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 1017 Fairwin Avenue, Nashville, Tennessee
(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 our hand s this 29th day of February, 19 84

Phil Speer

Judi L. Speer

STATE OF TENNESSEE
Davidson County

BOOK 6240 PAGE 344

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Speer and wife, Judi L. Speer

the bargainors, 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 29th day of February 1984

Commission expires 1-19-86

*or proved to me on the basis of satisfactory evidence

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 (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 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

6689 03/01 183.30- CHECK

WARRANTY DEED

FROM

Phil Speer and wife,

Judi L. Speer

TO

Bruce P. Hutson

I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

File

I 0 5 9 6 0

IDENTIFICATION REFERENCE

MAR 1 1 39 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6240 PAGE 345

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
			176.80 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	183.30-
6689A03/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 059600

IDENTIF. REFERENCE

MAR 1 1 39 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16785