FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 84.

Notary Public

MY COMMISSION EXPIRES: 1-12-86

(AFFIX SEAL)

BOOK 5240 PAGE 368

THIS INSTRUMENT WAS PREPARED BY

I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Bruce P. Hutson	Same	16W 17 120
% American Medical Centers	(NAME)	105-9-407
One Commerce Place, Suite 1530	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee 37239		
(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, PHIL SPEER and wife, JUDI 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 the westerly part of Lot No. 42 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

SAID property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue and extends back 222.5 feet, more or less, on the easterly line and 218 feet on the westerly line to an alley in the rear, on which it measures 62.7 feet.

BEING the same property conveyed to Phil Speer by deed from James S. Gordon and wife, Barbara Gordon of record in Book 5892, page 972, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a vendor's lien to Stanley P. Frank and wife, Phyllis M. Frank and Walter Stokes, III of record in Book 5470, page 152, a Deed of Trust to James S. Gordon of record in Book 5892, page 975, and a Deed of Trust to Joel Riggs & Company of record in Book 5892, page 978, Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (XX)) property, known as 924 Benton 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 hands this 29th day of February, 19 84

Phil Speer

Judi Speer

03/01 0145 0 CK

5699

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHIL SPEER and wife, JUDI 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 19 84

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence

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

10597.0 WARRANTY DEED

FROM PHIL SPEER ET UX

TO BRUCE P. HUTSON

IDENTIF. REFERENCE

MAR 1 1 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

WHEN RECORDED RETURN TO MORTGAGE INSURANCE

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

60000.00- CAMT.
206.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 214.50-
6699A03/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 9 7 0

IDENTIF. REFERENCE

MAR 1 1 47 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16794

BESS FORMS, INC. - NASHVILLE, TN