FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-1986

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney, Sutie 200, Realtors Bldg., 306 Gay St., Nashville, TN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce P. Hutson	Administrator of Veterans Affairs (NAME)	20W 24180
% American Medical Centers (NAME)		
One Commerce Place	110 9th Avenue, South (STREET ADDRESS)	71-15-446
Suite 1530 (STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee 37239 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (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 SPEER and husband, PHIL 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 southerly one-half of Lot No. 39 on the plan of Sharpe & Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for said County.

SAID southerly one-half of Lot No. 39 fronts 42.2 feet on the easterly margin of Stainback Avenue and extends back between parallel lines 152 feet to an alley on which it measures 41.9 feet, more or less.

BEING the same property conveyed to Judi Speer and husband, Phil Speer by deed from Harry N. Walters, Administrator of Veterans Affairs, of record in Book 6120, page 702, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust to Administrator of Veterans Affairs, of record in Book 6120, page 705, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1223 Stainback 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, 1984

Phil Speer

Judi Speer

5706

STATE OF TENNESSEE }
Davidson County }

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 1984.

Commission expires 1-19-86

[signature]
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

105977

WARRANTY DEED

FROM

JUDI SPEER ET VIR

TO

BRUCE P. HUTSON

IDENTIF. REFERENCE

MAR 1 1 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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
			35000.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			6706A03/01/64 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

105977

IDENTIF. REFERENCE

MAR 1 1 52 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16802