FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6306 PAGE 59

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Phil Speer (NAME)	Same (NAME)	Map 91-14
PO Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 141
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8DA-46940

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, Paul R. Shields, and wife, Nelda R. Shields

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

Land in Davidson County, Tennessee being the southwesterly part of Lot No. 18 on the Map of C. C. Vernon Farms, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey made by Norris Hickerson, Surveyor, dated July 19, 1954, as follows:

Beginning at a railroad spike at the northeast corner of Lenox Street, and Oceola Avenue, being the southwest corner of said Lot No. 18; thence running with the east margin of Osceola Avenue, north 14 degrees 128.1 feet to an iron pin; thence north 69 degrees 15 minutes east 53.4 feet to a stake in the fence line, said fence line being E. H. Scapes property line, Book 1392, Page 208, said Register's Office, running thence south 20 degrees east with fence line and E. H. Scapes property line 125 feet to a railroad spike in the north margin of Lennox Avenue; thence south 69 degrees 15 minutes west 68 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from Claude R. Johnson and wife, Mildred Johnson, recorded in Book 5946 at page 764 in said Register's Office.

This conveyance is made subject to (a) property taxes for 1984 which have been prorated and are to be paid by Grantee and (b) the deed of trust [not assumed] recorded in Book 5946 at page 767 in said Register's Office.

This is unimproved ( ) improved (X) property, known as 5626 Lenox Avenue, Nashville, Tennessee 37209
(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 my hand this 31st day of May, 19 84

Paul R. Shields

Nelda R. Shields

STATE OF TENNESSEE
Davidson County

BOOK 6305 PAGE 60

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Paul R. Shields and wife, Nelda R. Shields

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 1984.

Commission expires 11-1-87

John V. Adams
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

FELIX E. ZOLLICOFFER, JR. REGISTER
DAVIDSON COUNTY, TN

JUN 27 PM 1984

IDENTIFICATION REFERENCE:

T 2 6 1 2 1 6 9 1

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

WARRANTY DEED

FROM
Paul R. Shields and wife,
Nelda R. Shields

TO
Phil Speer

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6306 PAGE 61

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

55000.00- PAID
143.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 149.50-
1436A06/01/04 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12619

IDENTIF. REFERENCE

JUN 1 2 27 PM '94

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0040891