FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $~~ $3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 1984

Notary Public

MY COMMISSION EXPIRES 1-19-86

(AFFIX SEAL)

BOOK 6394 PAGE 159

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee, 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Phil Speer d/b/a Speer Properties (NAME)	Same (NAME)	90-16-186
P. O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA-32395
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, Frances W. Kelley, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil Speer d/b/a Speer Properties

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. 519 on the Plan of Charlotte Park, Section 7, as of record in Book 2663, page 122, Register's Office for Davidson County, Tennessee.

SAID Lot No. 519 fronts 76.1 feet on the westerly side of Achievement Drive and runs back 146 feet on the northerly line and 146.1 feet on the southerly line to a dead line on which it measures 76 feet.

BEING the same property conveyed to Percy D. Kelley and wife, Frances W. Kelley by deed from Charles F. Chunn and wife, Betty M. Chunn, of record in Book 4561, page 390, Register's Office for Davidson County, Tennessee. Percy D. Kelley has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 2593, page 566 and Book 2881, page 350, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

~~It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Nashville City Bank and Trust Co., of record in Book 6231, page 397, Register's Office for Davidson County, Tennessee.~~

This is unimproved ( ) property, known as (X) 501 Achievement Drive, 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 unincumbered, 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 28th day of September, 1984

Frances W. Kelley
Frances W. Kelley

STATE OF TENNESSEE
Davidson County

6394 150

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances W. Kelley

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September 1984

Commission expires 1-19-86

*or proved to me on the basis of satisfactory evidence

Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (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

WARRANTY DEED

FROM
Frances W. Kelley, Unmarried

TO
Phil Speer d/b/a Speer Properties

FILED
OCT 2 9 51 AM 1984
REGISTER
DAVIDSON COUNTY, TN

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

IDENTIF. REFERENCE

1 5 3 9 1 7.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6394 PAGE 161

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

53000.00- CAMT.
137.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.30-
5117A10/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 5 1 7

T IDENTIF. REFERENCE

Oct 2 9 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073217