FORM NO. WD-1

File Box 9

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

C. Edwin Riddle, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1984.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

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
C. Edwin Riddle, Jr. (NAME)	SAME (NAME)	Map 93-4
P. O. Box 2125 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 27
Cookeville, TN 38501 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W-07180

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 C. Edwin Riddle, Jr., Single

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. 248 on the Plan of Williams' Second Addition to Edgefield of record in Book 21, page 60, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 248 fronts 50 feet on Shelby Avenue and runs back 175 feet between parallel lines to a dead line on the rear of which it measures 50 feet.

Being the same property conveyed to Judi Speer by deed from Speer Properties, Inc., recorded in Book 6220 at page 253 in said Register's Office.

This conveyance is made subject to (a) property taxes for 1984 and (b) the deed of trust recorded in Book 3845 at page 802, the lien of the installment deed recorded in Book 5276 at page 255 and the deeds of trust recorded in Book 5661 at pages 491 and 494, Book 5842 at page 251 and Book 6151 at pages 135 and 138, all in said Register's Office.

37656

IDENTITY REFERENCE

Oct 19 1 00 PM '84

DAVIDSON CO., TN

This is ( ) unimproved (X) property, known as 806 Shelby Avenue, Nashville, Tennessee 37206
(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 16th day of October, 1984

Judi Speer

Judi Speer

Phil Speer

284

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Judi Speer and husband, Phil Speer

the bargainor S, 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 16th day of October 19 84.

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 (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

WARRANTY DEED

FROM

Judi Speer and husband, Phil Speer

TO

C. Edwin Riddle, Jr.

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

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 370.50-
0284A10/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157856

IDENTIF. REFERENCE

Oct 19 1 00 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0078539