FORM NO. WD-1

BOOK 6488 PAGE 104

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

James A. Crossman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1985.

N. J. Pailet
Notary Public

MY COMMISSION EXPIRES: 1/5/1988

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Theodore H. Pailet, Attorney at Law, 1096 South St. Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman and	same	93-10:
Randolph M. LaGasse (NAME)	(NAME)	212
1710 Hayes St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W13410
Nashville, Tn 37203 (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, Morrie Speer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Crossman and Randolph M. LaGasse

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 northeasterly part of Lot No. 1 on the Map of Orville Ewing's Addition to Nashville, as of record in Book 21, page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor as follows:

Beginning at an iron spike at the southwest intersection of 6th Ave., S. and Lea Ave.; thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafayette Street, as now established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with the margin of Lafayette Street, as widened and established, easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Ave., S.; thence with the margin of the same, northwesterly 9 feet to the beginning.

Being the same property conveyed to Morrie Speer from Rose E. Greenfield and husband, H. D. Greenfield, of record in Book 5153, page 787, Register's Office for Davidson County, Tennessee.

The said Doris Speer, wife of Morrie Speer, joins in this conveyance to convey any marital rights she may have in the said property.

Taxes for the current year are being prorated as of the date hereof. Payment of which is expressly assumed by Grantors.

02/05/85-14:50-CHECK

This is unimproved ( ) improved (X) property, known as 600 Layafette St., Nashville, Tennessee 37203
(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 hand s this 31st day of January, 1985

Morrie Speer

Morrie Speer

Doris Speer

Doris Speer

9175

STATE OF TENNESSEE
Davidson County

BOOK 6483 PAGE 105

Personally appeared before me, Nel W. Hamm, a Notary Public in and for said County and State, the within named Morrie Speer and wife, Doris 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 31st day of January, 1985

Commission expires 11/21/85

Nel W. Hamm
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
Morrie Speer and wife,
Doris Speer

TO
James A. Crossman
Randolph M. LaGasse

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FELIX A. HILLSMAN, REGISTER
DAVIDSON COUNTY, TN
FEB 6 12 11 PM '85

IDENTIF. REFERENCE

I-8138

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

RECEIVED OF _____

FOR _____

BOOK 6488 PAGE 106

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

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.60-
9175A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 3 8 8

IDENTIF. REFERENCE

FEB 6 12 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106628