FORM NO. WD-1

BOOK 6516 PAGE 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen G. Wilsford (NAME)	Union National Bank of Little Rock (NAME)	Map 92-16
412 Hassett (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	Par. 162
Fort Worth, TX 76114 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	18W-3920

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, Phil Speer, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen G. Wilsford

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:

BEING Lot No. 7 in J. L. Valentino's Plan of Lots on Russell Street in East Nashville of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Phil Speer, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary by deed from George Margrave and wife, Sharmin J. Margrave being recorded simultaneously herewith.

THIS conveyance is subject to first mortgage payable to Union National Bank of Little Rock of record in Book 6000, page 82, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to easements, setback lines and Restrictive Covenants of record in said Register's Office.

This is unimproved ( ) improved ( ) property, known as 938 Russell Street (House Number) (Street) Nashville, TN 37206 (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 6th day of March, 19 85

Phil Speer, Trustee

1482

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Phil Speer, Trustee

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 1st day of March 1985

Commission expires 4/21/85

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (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

WARRANTY DEED

FROM
Phil Speer, Trustee

TO
Stephen G. Wilsford

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

19137

IDENTIF. REFERENCE

MAR 25 10 56 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
1482A03/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 3 7 7

IDENTIF. REFERENCE

MAR 25 10 56 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118586