B04 1/3

DP2:BGRE00040 09/30/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6672 PAGE 793

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Richard Speakman 7087 Old Hickory Blvd. Whites Creek, TN. 37189	Same	14D-13940 (40-14)

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, WELTON INVESTMENTS ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RICHARD SPEAKMAN ("Grantee"), his heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being that certain tract of land described in Fueltec Subdivision, as shown on Plan of Record in Book 5190, page 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said tract.

Being the same property conveyed to Welton Investments, a partnership composed of John B. Jewell, III, James W. Jewell and Andrew D. Crichton by deed from Jay M. Gilpin, unmarried and John C. Demo, unmarried of record in Book 5659, page 406, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Taxes for the year 1986, a lien but not yet due and payable.

2. Easement for right of way granted to Southern Bell Telephone and Telegraph Company by deed of record in Book 756, page 228, Register's Office for Davidson County, Tennessee.

3. The Plan of Record in Book 5190, page 609, said Register's Office, shows an owner's certificate, a 60 foot minimum setback line from Whites Creek Pike and a 7.5 foot minimum building setback line from Old Hickory Blvd. and other certain notes contained in said plan, to which reference is hereby made.

4. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records and any matters which would be disclosed by an accurate survey and inspection of the premises.

10/23 135.50- CHECK

314

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its representatives and successors to warrant and forever defend the title to the said real property to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

WITNESS Grantor's hand this 2 day of October, 1985.

WELTON INVESTMENTS

By: _____
PARTNER

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 3 | 49 PM '85
IDENTIFICATION REFERENCE
41608

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John B. Jewell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Welton Investments, the within named bargainor, a corporation, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of Welton Investments by himself as partner.

WITNESS my hand and seal, at office in office, Davidson County, Tennessee, this 2 day of October, 1985.

_____
Notary Public

My Commission Expires:

4-30-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

_____
Affiant

Sworn to and subscribed before me this 3rd day of October, 1985.

_____
Notary Public

My Commission Expires:

My Commission Expires July 9, 1989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6672 PAGE 795

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
			50000.00- CAMT.	
			13.00 CSTAX	
	VD		13.00- CSTAX	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
			3148A10/03/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41608

IDENTIFY REFERENCE

OCT 3 | 40 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178708