BOOK 6999 PAGE 585

FORM NO. WD-1

*from unconfirmed information furnished by the parties.

Mortgagees:

1. Steven Mitchell Anderson
2. Commerce Union Bank
3. Small Business Administration
4. Small Business Administration
5. Jag Annam
6. Douglas S. Hall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,915.26

Keith L. Speer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 1986

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
Keith L. Speer (NAME)	New Owner (NAME)	Map 34-13
1553 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 109
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-29215

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, Douglas S. Hall and wife, Mimi K. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith L. Speer, 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. 19 of Block "B" on the plan of Eastlawn Subdivision, recorded in Book 547 at pages 153 and 154 in the Register's Office for said County.

BEING the same property conveyed to Douglas S. Hall by deed from Parandhamuln Saranga and wife, Ranjan Saranga, recorded in Book at page in said Register's Office.

THIS conveyance is made subject to [a] property taxes for 1986 which have been prorated (Grantee to pay) and [b] the deeds of trust recorded in Book 5017 at page 305, Book 5020 at page 44, Book 5193 at page 397 (re-recorded in Book 5198 at page 736), Book 5722 at page 269 and Book at page , all in said Register's Office.

AS part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note referenced in the instrument recorded in Book at page in said Register's Office according to the terms of said instruments.

Mimi K. Hall joins in the execution of this deed only for the purpose of conveying such marital rights, if any, as she may have in said property.

49279

IDENTIFICATION REFERENCE

OCT 3 1 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 158 -160 Welworth Street, Madison, TN 37115
(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 15th day of September, 1986

Douglas S. Hall
Douglas S. Hall

Mimi K. Hall
Mimi K. Hall

STATE OF TENNESSEE
Davidson County

BOOK 6999 PAGE 586

Personally appeared before me, John V. Adams, Attorney, a Notary Public in and for said County and State, the within named Douglas S. Hall and Mimi K. Hall

the bargainors, 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 15th day of September 1986

Commission expires 11-1-87

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

Douglas S. Hall and wife, Mimi K. Hall

TO

Keith L. Speer

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 6999 PAGE 587

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

519I5.26- CAMT.
145.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 151.82-
01:9A:0/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49279

IDENTIFT REFERENCE

OCT 3 1 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302742