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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Keith L. Speer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 87.

John V. Adams
Notary Public

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

MORTGAGEE: Singleton Mortgage Co. (1st)

Jerry W. Poston (2nd)

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 et ux (NAME) | Singleton Mortgage Corp. (NAME) | MAP 71-11 |
| 1553 Harding Pl. (STREET ADDRESS OR ROUTE NUMBER) | Suite 100, 6263 Poplar Ave. (STREET ADDRESS) | PARCEL 239 |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38119 (CITY) (STATE) (ZIP) | FB# 12DA-42718 |

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, Jerry W. Poston and wife, Martha Poston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith L. Speer and wife, Sabrina L. Speer

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 Nos. 221, 222 and 223 on the plan of The Highland Land Co.'s Subdivision, of record in Book 421 at page 14, Register's Office for said County.

Said Lot Nos 221, 222 and 223 adjoin and front together 75 feet on the easterly margin of Pennock Avenue and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jerry W. Poston and wife, Martha Poston by deed from William E. Busby and wife, Pamela D. Busby of record in Book 5525 at page 716, Register's Office for said County.

This conveyance is made subject to property taxes for 1987 for which Grantees will be responsible.

As part of the consideration for this conveyance Grantees assume and agree to pay the indebtedness evidenced by the note referenced in the Deed of Trust of record in Book 5252 at page 963, said Register's Office, (Singleton Mortgage Corp. #311236) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is improved ( X ) unimproved ( ) property, known as 1407 Pennock Ave., Nashville, TN
(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 9th day of January, 19 87

Jerry W. Poston

Martha Poston
Martha Poston

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 Jerry W. Poston and wife, Martha Poston

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 9th day of January 19 87

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

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

**FROM**

Jerry W. Poston and wife,

Martha Poston

**TO**

Keith L. Speer and wife,

Sabrina L. Speer

Prepared By:

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

INDEXING REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

JAN 9 2 59 PM '87

82312

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | | |

3.00 . 3- CERT.
25.00 CO TX
.50 REF
2.00 MISC
COPY 30.00-
7505.01/09/87 DRL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82312

IDENTIFICATION REFERENCE

JAN 9 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33157