BOOK 7396 PAGE 517 FORM NO. WD-1

File # 22260
Loan # 465836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$55,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 87

Notary Public

MY COMMISSION EXPIRES: 3-12-91
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD W. SMITH (NAME)	City Federal Savings Bank (NAME)	MAP 72-4
1437 Janie Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 283
Nashville, TN. 37216 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	15DZ 30545

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, JOHN D. SPEAKMAN and wife, ELLEN L. SPEAKMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. SMITH and wife, PEGGY S. SMITH

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 29 Block D, Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John D. Speakman wife, Ellen L. Speakman, bya deed from Walter W. Stoops, II and wife, Debra K. Stoops, of record in Book 6547, page 253,Register's Office for Davidson County,Tennessee.

8007.1

IDENTIFICATION REFERENCE

Nov 5 10 27 AM '87

ELLEN L. HILSMAN REGISTER
DAVIDSON COUNTY, TN

unimproved / This is improved — X — property, known as 1437 Janie Avenue, Nashville, TN. 37216
(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 their hand this 28th day of October, 19 87

X John D. Speakman
JOHN D. SPEAKMAN

X Ellen L. Speakman
ELLEN L. SPEAKMAN

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. SPEAKMAN and wife, ELLEN L. SPEAKMAN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 1987.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

~~JOHN D. SPEAKMAN~~

TO

ELLEN L. SPEAKMAN

~~RICHARD W. SMITH~~

PEGGY S. SMITH

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28TH day of October, 1987, before me personally appeared Ellen L. Speakman to me known to be the person who executed the foregoing instrument in behalf of John D. Speakman as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said John D. Speakman.

Witness my hand and official seal at Nashville, Tennessee, this the 28TH day of October, 1987.

My Commission Expires:

Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

55900.00- CAMT.
156.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.02-
9752A 11/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8007.1.

IDENTIFIT REFERENCE

Nov 5 10 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33024