STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Robert D. Galloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES 07/17/88
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Robert D. Galloway, et ux Phyllis E. Galloway (NAME)	SAME. (NAME)	Map 118-8
7157 Willow Creek Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 117
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	FB 6DA-24785

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, I, KEITH L. SPEER joined by wife, SABRINA L. SPEER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. GALLOWAY and wife, PHYLLIS E. GALLOWAY

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. 198 on the plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 198 fronts 50 feet on the westerly margin of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Keith L. Speer, a single person, by Deed from Paul David Jones, a single person, of record in Book 6635, page 878, Register's Office for Davidson County, Tennessee, Keith L. Speer has since married Sabrina L. Speer and Sabrina L. Speer joins in this conveyance in order to convey and interest she may have in said property by virtue of being the wife of Keith L. Speer, particularly marital rights.

Included in the consideration recited above is the assumption of the grantees of a note in the original amount of $20,000.00 executed by Keith L. Speer; dated August 1, 1985 and the further assumption of the Deed of Trust securing the same of record in Book 6635, page 881, Register's Office for Davidson County, Tennessee. The principal balance assumed at the time of execution of this document being $19,124.30.

unimproved ( )
This is improved (X) property, known as 2409 Cruzen St. 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 my hand this 14th day of July, 19 88

Sabrina L. Speer
SABRINA L. SPEER

Keith L. Speer
KEITH L. SPEER

STATE OF TENNESSEE
Davidson County

BOOK 7604 PAGE 521

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KEITH L. SPEER, and wife, Sabrina L. Speer

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 14th day of July, 1988

Commission expires 07/17/88

Notary Public

STATE OF TENNESSEE

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
KEITH L. SPEER and wife,

SABRINA L. SPEER
TO

ROBERT D. GALLOWAY and wife,
PHYLLIS E. GALLOWAY

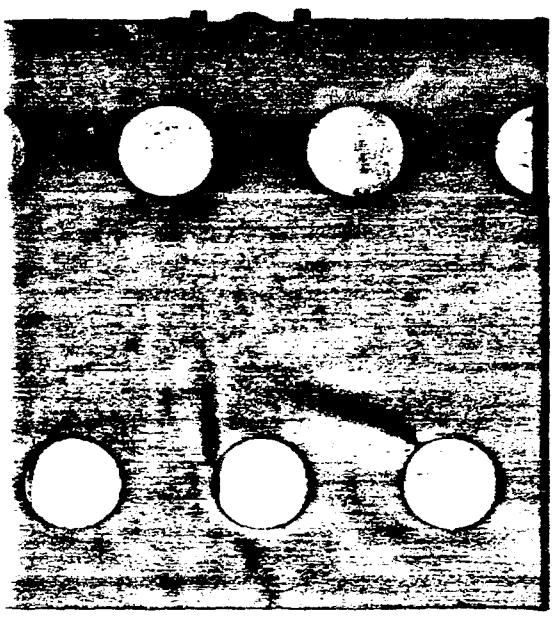
51086

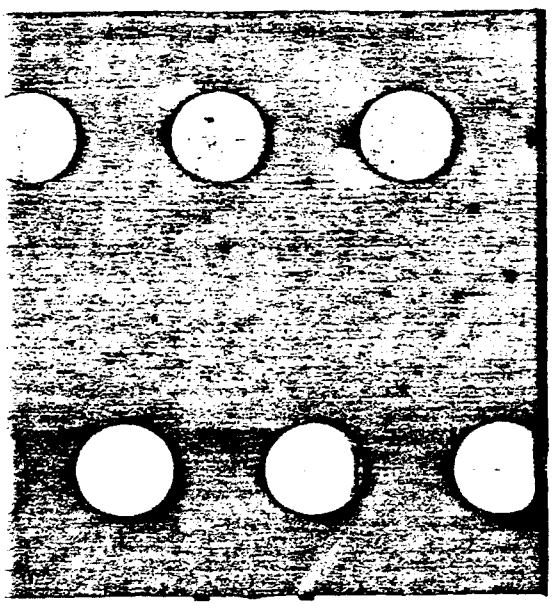
IDENTIFICATION

JUL 20 12 34 PM '88

ESCROW

9125 07/20 0101 03CHECK 105.17





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7604 PAGE 522

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 0 8 6

IDENTIFICATION REFERENCE

JUL 20 12 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

			CAMT	29900.00
			CON TX	98.67
			PRFEE	0.50
			WDEED	6.00
			TOTAL	105.17
			CHECK	105.17
07/20/88	01	12:35	0001	9125

No. 114918