NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

File 3D BOOK 7828 PAGE 159

The actual consideration or value whichever is greater, for this transfer is $ 49,900.00

Subscribed and sworn to before me, this the 27 day of April 19 89

Affiant

My Commission Expires Jan. 21, 1990

My commission expires: 1-21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SOUTHEAST TITLE of Tennessee, Inc. 9B14018

Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Douglas A. Speer	Statesman Mortgage Company
305 Aurora Avenue (STREET ADDRESS)	405 Sixth Avenue (STREET ADDRESS)
Madison, TN 37115 (CITY STATE ZIP)	Des Moines, IA 50306 (CITY STATE ZIP)

MAP & PARCEL NO 34-14-24

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nancy Rogers, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Douglas A. Speer and wife, Lea Wendy Speer

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 3 on the Plan of Stanley Heights, of record in Plat Book 3300 at page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Nancy Rogers by Deed of record in Book 7769 page 209, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

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THIS IS _____ IMPROVED PROPERTY KNOWN AS 305 Aurora Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27 day of April 19 89

Nancy Rogers

State of Tennessee
County of Williamson

On this 27 day of April, 19 89, before me personally appeared Nancy Rogers to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

1-21, 1990

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expires Jan. 21, 1990

State of Tennessee
County of _____

On this 27 day of April 27, 19 89 before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

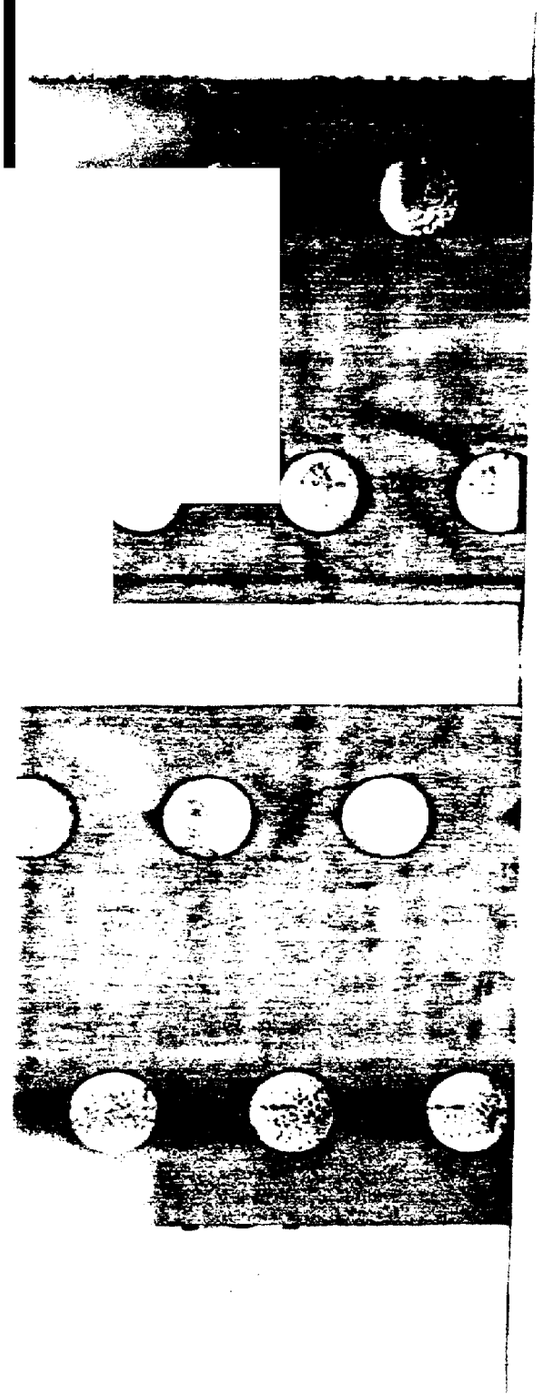
_____, 19

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027



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

CAMT 49900.00
CON TX 164.67
PRFEE 0.50
WDEED 6.00
TOTAL 171.17
CHECK 171.17

05/01/89 01 08:57 0001 1263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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MAY 1 8 56 AM '89

No. 204761