FILE BOX 46

FORM No. WD-1

BOOK 7833 PAGE 48

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,900.00

Affiant 2908 05/04 0101 03CHECK 306-47

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1989

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	NAME / SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald B. Speer (NAME)	First Republic Mortgage (NAME)	142-5-B 4.00CO
8300 Sawyer Brown Rd., Unit A304 (STREET ADDRESS OR ROUTE NUMBER)	7090 Hewitt Avenue (STREET ADDRESS)	9D 65103
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, James Albert McElhiney and wife, Lola L. McElhiney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Speer and wife, M. Patricia 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-304 together with the carport designated as A-304-C on the Plan of River Plantation Condominium Apartments, Section 3, Amended, of record in Book 4675, pages 75, 76 and 77 as amended in Book 4675, pages 103, 104 and 105, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James Albert McElhiney and wife, Lola L. McElhiney by deed from Jerry L. Ellis, unmarried of record in Book 7332, page 809, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4784 at page 464 and in Book 4784 at page 482, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 8300 Sawyer Brown Rd., Unit A304, Nashville, TN 37221 (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 2nd day of May, 19 89

James Albert McElhiney

Lola L. McElhiney

BOOK 7833 PAGE 49

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Albert McElhiney and wife, Lola L. McElhiney

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 2nd day of May, 1989

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

James Albert McElhiney and wife,
Lola L. McElhiney

TO

Donald B. Speer and wife, M.
Patricia Speer

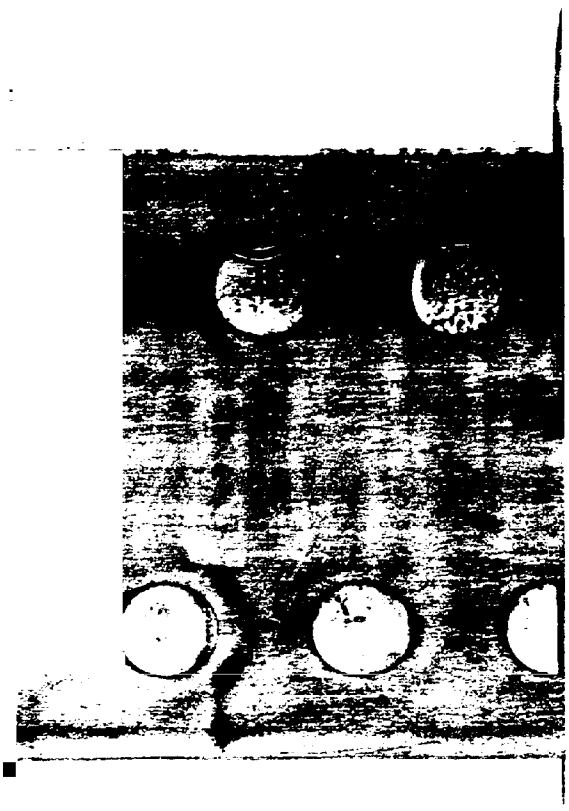
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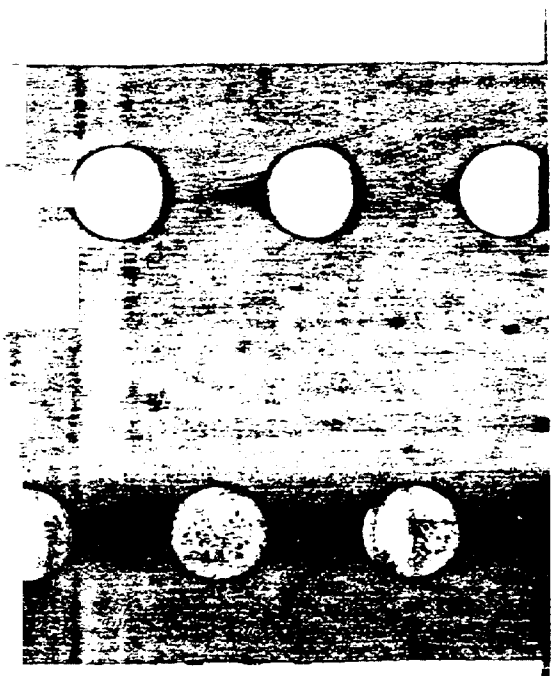
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

MAY 4 10 40 AM '89

30244





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 50

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 90900.00
CON TX 299.97
PRFEE 0.50
WDEED 6.00
TOTAL 306.47
CHECK 306.47
05/04/89 01 10:41 0001 2908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30244

CONVEYANCE REFERENCE

MAY 4 10 09 AM '89

FELIX Z. WILSON, II REGISTER

No. 206379