BOX 23

File No: _____

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Maude C. Lawson Tolbert	Same	Map 146-12
5308 Overton Road		Par 80
Nashville, Tenn. 37220		

8536 10/25 0101 03CHECK 161.44

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CREAL F. SPEIDEN, unmarried, hereinafter called the Grantor, has bargained and sold a 1/2 undivided interest and by these presents does transfer and convey unto the said MAUDE C. LAWSON TOLBERT, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 34 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County, described as follows:

Beginning in the East margin of Manuel Drive at the corner of Lots 33 and 34; thence North with the Drive, 108.32 feet to a monument; thence easterly around a curve, 37.99 feet to a monument in the South margin of Randall Drive; thence East with the Drive along a slight curve, 110 feet to the corner of Lots 34 and 35; thence southerly with the line of Lots 34, 35 and 36, 156.7 feet to the common corner of Lots 33 and 34; thence west along the line of said lots, 160.2 feet to the beginning.

Being the same property conveyed to Creal F. Speiden and wife, Linda K. Speiden, by deed from William Hendren and wife, Margaret D. Hendren, of record in Book 4369, page 764, Register's Office for Davidson County, Tennessee. The said Creal F. Speiden and Linda K. Speiden having since divorced and by Quitclaim Deed of record in Book 6650, page 817, Register's Office for Davidson County, Tennessee, Linda K. Speiden, unmarried, conveyed her 1/2 undivided interest to Maude C. Lawson.

This property is conveyed subject to the Plan of record in Book 2331, Page 99, said Register's Office, restrictions of record in Book 2491, page 278, said Register's Office and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 4369, page 766, Register's Office for Davidson County, Tennessee.

This is improved property known as 5000 Manuel Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MAUDE C. LAWSON TOLBERT, her heirs and assigns, forever.

IDENTIF. REFERENCE

OCT 25 9 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

76377

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Tammy E. Speiden, the wife of Creal F. Speiden executes and joins in this instrument for the purpose of conveying any interest which she may have in said real property.

WHENEVER 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 on this 19 day of October, 1989.

Tammy E. Speiden
TAMMY E. SPEIDEN

Creal F. Speiden
CREAL F. SPEIDEN

STATE OF NEW MEXICO
COUNTY OF GRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Creal F. Speiden and wife, Tammy E. Speiden, 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 Silver City, New Mexico, this 19 day of October, 1989.

Toni K E. Threadgo
NOTARY PUBLIC

My Commission Expires: Nov 18, 1991.

STATE OF TENNESSEE
COUNTY OF Wayne

The actual consideration or value, whichever is greater, for this transfer is $46,752.00

Maude C. Lawson Talbert
AFFIANT

Sworn to and subscribed before me this 24th day of October, 1989.

Tom G. Coleman
NOTARY PUBLIC

My Commission Expires: 3-3-1992

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7967 PAGE 270

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
				0.00

CONT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76377

IDENTIF. REFERENCE

OCT 25 9 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

CONT 0.00

			CAMT	46752.00
			CON TX	154.44
			PRFEE	1.00
			WDEED	6.00
			TOTAL	161.44
			CHECK	161.44
10/25/89	01	09:09	0001	8536

No. 269657