BOOK 3899 PAGE 731

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Verge (NAME:)	United Mortgagee Servicing Corp. (NAME:)	22W 12265
806 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 118 01
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 370

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JOHN H. VERGE ET UX JENNIE V. VERGE, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CLARENCE L. SCHMIDT ET UX NINA W. SCHMIDT hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 parts of Lots Nos. 13 and 14 on the Map of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, being Lot No. 3 as shown on the survey of said Lots made by L. D. Justice, Surveyor, August 17, 1951, of record in Book 2017, page 565, said Register's office.

BEGINNING at a point in the northerly margin of Montrose Avenue 51.67 feet westerly from the southwesterly corner of the property conveyed to C. D. Mangrum, et ux by deed from E. A. Shelby, et ux, of record in Book 1494, page 225, said Register's Office, being also the common corner of Lots Nos. 2 and 3; thence northerly with the line between said two lots 203.4 feet to a point; thence south 58 deg. 30 minutes west 41.33 feet to a point; thence south 19 deg. 30 minutes east 20 feet to a point; thence south 21 deg. 30 minutes east 177.3 feet to a point in the northerly margin of said Montrose Avenue; thence easterly with the margin of the same 51.67 feet to the point of beginning.

BEING the same property conveyed to Clarence L. Schmidt and wife Nina W. Schmidt by deed from William F. Feldman and wife Clara L. Ashley Feldman of record in Book 2881, page 605, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 806 Montrose Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this the 26th day of May, 19 65.

Clarence L. Schmidt

Nina W. Schmidt

STATE TAX $ 14.63
PROBATE .50
TOTAL $ 15.13

JUN 8 1965

R. E. WORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 8 - 1965

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Percy Wilkins, Jr., a Notary Public duly qualified for said County and State, the within named Clarence L. Schmidt and wife Nina W. Schmidt, 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 26th day of May, 19 65.

Commission expires 1/13/69

Percy Wilkins, Jr.
Notary Public

WARRANTY DEED

FROM

CLARENCE L. SCHMIDT ET UX

TO

JOHN H. VERGE ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

84006

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 8 3 16 PM '65

NOTED BOOK 111 PAGE 236
RECORDING FEE $ 2.50
DEP. REG.

SEDDON & WILKINS, ATTORNEYS
430 JAMES ROBERTSON PARKWAY
P. O. BOX 3122
NASHVILLE, TENNESSEE 37201