This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4245 PAGE 313

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arlyn A. Schoelzel	Dobson & Johnson, Inc.,	3D-35940
(NAME) 2105 Crystal Drive	11th Floor, (NAME) J.C.Bradford Building	Map 95-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 19
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Arlin A. Schoelzell and wife, Linda F. Schoelzell, assuming and agreeing to pay the balance owing under Deed of Trust, executed by Anna Ruth Carey, unmarried, to Albert Wm. Johnson, Trustee, as of record in Book 3945, page 86, to secure Dobson & Johnson, Inc., one note dated Oct. 4, 1965, for the sum of $12,100.00, with interest as set forth therein, both principal and interest payable $66.91 monthly, beginning Nov. 1, 1965, final Oct. 1, 1995. By instrument of record in Book 3953, page 245, said debt was assigned to Excelsior Savings Bank. I, ANNA RUTH CAREY(GREER), a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Arlyn A. Schoelzel and wife, Linda F. Schoelzel, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Elm Hill Acres, Section No. I, of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 67 fronts 75 feet on the south side of Crystal Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Anna Ruth Carey, unmarried, by deed from William C. Tomlinson, Sr. and wife, as of record in Book 3945, page 84, said Register's Office.

This conveyance is made subject to: (1) Restrictions in Book 2442, page 464; (2) Plan of record in Book 2331, page 67, shows an Owner's Certificate, a 40-foot set-back line from Crystal Drive, and a 10-foot easement along the rear of the lot for public utilities, and also locates the two easements mentioned below; and (3) A 50-foot easement granted the City of Nashville for power line or lines of record in Book 2023, page 17, and to Southern Bell & Telephone and Telegraph Co. for telephone lines, etc., of record in Book 980, page 352, which said easement affects the south 25 feet of the lot in question.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,621.20

Subscribed and sworn to before me, this the 22nd day of June 19 68

Affiant Arlyn A. Schoelzel

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Betty J Tisdale

This is (unimproved / improved (X)) property, known as 2105 Crystal Drive, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Arlyn A. Schoelzel and wife, Linda F. Schoelzel, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as aforesaid. I further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said real estate to said Arlyn A. Schoelzel and wife, Linda F. Schoelzel, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 22nd day of June, 19 68, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anna Ruth Carey (Greer)

Anna Ruth Carey (Greer)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Anna Ruth Carey (Greer), a widow,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 22nd *day of* June, *19*68.

Billy J. Tisdale *Notary Public*

Commission expires My Commission Expires Oct. 31, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

JUN24'68 CONV 13,621.20
JUN24'68 S'TAX A* 35.36
JUN24'68 PRFEE A* .50
JUN24'68 MDEED A* 3.00 * 38.86

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

WARRANTY DEED

FROM

ANNA RUTH CAREY (GREER)

TO a widow

ARLYN A. SCHOELZEL et ux

A 0 2 5 8 3

IDENTIF. REFERENCE

JUN 24 9 34 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE