DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4260 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert J. Schuler, Jr. (NAME)	Same (NAME)	Map 129-15
831 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 74
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler, of the unpaid principal balance of a note in the original amount of $25,400.00, secured by a deed of trust to A. H. Thomas, Trustee, dated November 29, 1967, and recorded in Book 4214, page 425, Register's Office for Davidson County, Tennessee.

We, James Baxter and wife, Beth W. Baxter,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler

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 Lot No. 43 on the Plan of Section I, West Meade Highlands, as of record in Book 3700, page 70, Register's Office for said County.

Said lot fronts 104 feet on the northerly side of Percy Warner Boulevard, as measured around a slight curve, and runs back 167.9 feet on the westerly line and 169.7 feet on the easterly line, to a dead line in the rear on which it measures 85.54 feet.

Being the same property conveyed to James Baxter and wife, Beth W. Baxter, by deed from Fischer & Short Construction Co., Inc., as of record in Book 4214, page 423, said Register's Office.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $36,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of Aug. 1968

Barbara Ferguson
NOTARY PUBLIC

My Commission Expires 10-24-70

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler, *their heirs and assigns, forever.*

And we *do covenant with the said* Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler *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.*, except as stated herein.

And we, James Baxter and wife, Beth W. Baxter, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hubert J. Schuler, Jr. and wife, Mariagnes P. Schuler, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 14th *day of* August, *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.*

X James Baxter

X Beth W. Baxter

Beth W. Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, BARBARA FERGUSON, a Notary Public in and for said County and State, the within named

James Baxter and wife, Beth W. Baxter

the bargainors, 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 14th day of August, 19 68

Barbara Ferguson Notary Public.

Commission Expires 10-24-70

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

James Baxter, et ux

TO

Hubert J. Schuler, Jr.,et ux

A0928287

IDENTIF. REFERENCE

AUG 15 12 29 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

36,750.00

A* 95.42
A* .50
A* 6.00
* 101.92

AUG 15 CONV
AUG 15 STAX
AUG 15 PYTEE
AUG 15 WDEED

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.