This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Charles Michael Schmidt and
Janice Ina Schmidt

TO
W. Vernon Lemmons and wife,
Carolyn Lemmons

For draftsman's use

BOOK 4413 PAGE 144

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Vernon Lemmons (NAME)	W. Vernon Lemmons (NAME)	Par.15D36400
1815 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1815 Riverwood Drive (STREET ADDRESS)	Map 73-1-60
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37216 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 24 9 27 AM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$11,093.55 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 70

Notary Public

MY COMMISSION EXPIRES: 6-1-73

(AFFIX SEAL)

A75470

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

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

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the grantees hereby assume and agree to pay a loan in the unpaid balance of $9,593.55 of a note in the original amount of $10,400.00 which is secured by a Deed of Trust of record in Book 3891, page 763, Register's Office, Davidson County, Tennessee.

We, Charles Michael Schmidt and wife, Janice Ina Schmidt

have bargained and sold, and by these presents do transfer and convey unto the said

W. Vernon Lemmons and wife, Carolyn Lemmons,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

BEGINNING on the easterly margin of Maxey Lane, at a point 470 feet, more or less, south of the southwest corner of the property conveyed to M. H. Estes and wife, by deed from Weakley J. Tune and wife, in Book 1132, page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said Lane, southwardly 60 feet to the corner of Lots 4 and 5; thence with the line between said two lots, eastwardly 170 feet; thence northwardly 65 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 170 feet to the beginning.

Being the same property conveyed to Charles Michael Schmidt and wife, Janice Ina Schmidt, by deed from H. B. McDonough and wife, Lillian K. McDonough, of record in Book 3891, page 761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1174, page 194, Register's Office for Davidson County, Tennessee.

This instrument prepared by L. M. Wood, Attorney, 4109 Hillsboro Road, Nashville, Tennessee.

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WD-2

This is { unimproved ( ) / improved (X) } property, known as 1815 Riverwood Drive, Nashville, Tenn. 37216
(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 W. Vernon Lemmons and wife, Carolyn Lemmons, their heirs and assigns, forever.

And we do covenant with the said W. Vernon Lemmons and wife, Carolyn Lemmons 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 herein above specified and 1970 taxes which are hereby assumed by the grantees.

And We, Charles Michael Schmidt and wife, Janice Ina Schmidt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Vernon Lemmons and wife, Carolyn Lemmons, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16th day of April, 19 70

x Charles M. Schmidt
x Janice Ina Schmidt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harriet S. George, a Notary Public in and for said County and State, the within named Charles Michael Schmidt and wife, Janice Ina 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 16th day of April, 19 70.

Harriet S. George, Notary Public.

Commission expires 2-1-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, APR 20 CONV 11,093.55, a Notary Public of the State and County aforesaid, personally appeared APR 20 S TAX A* 28.86, APR 20 CITY A* .50, with whom I am personally acquainted, and who, upon oath, acknowledged 3.00 self to be 32.36 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