This instrument was prepared by RICHARD A. JONES, Attorney at Law, 19th Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 1550 PAGE 235

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. Albert W. Schroeder (NAME)	Fidelity Federal Savings & Loan (NAME)	Map. 158
2207 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

cash in hand paid by Albert W. Schroeder and wife Patricia J. Schroeder and other good and valuable considerations the receipt of which is hereby acknowledged,

NOV-3	CONV	65,000.00			
NOV-3	STAX		A*	169.00	
NOV-3	PRFEE		A*	.50	
NOV-3	WDEED		A*	6.00	* 175.50

O. N. Bryan, Jr. and wife Mary H. Bryan *have bargained and sold, and by these presents do transfer and convey unto the said* Albert W. Schroeder and wife Patricia J. Schroeder, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made February 22, 1963, by Turner Engineering Company, Inc., as follows:

From a point in the center of Old Hickory Boulevard and the center of a bridge over Otter Creek, north 71 degrees 35' west a distance of 975 feet with the center of Old Hickory Boulevard to a point, said point being the intersection of the center lines of Old Hickory Boulevard and a proposed 50 foot road; thence with the center line of said proposed 50 foot road, South 18 degrees 25' west a distance of 80 feet to a point; thence around a 949.17 foot radius curve to the left a distance of 179.47 feet to a point; thence south 7 degrees 35' west a distance of 140.53 feet to a point; thence around a 406.1 foot radius curve to the right a distance of 448.18 feet to a point; thence south 70 degrees 49' west a distance of 70 feet to a point; thence south 19 degrees 11' east a distance of 25 feet to an iron pin in the southerly margin of aforesaid proposed 50 foot road, the point of beginning of the R. L. Alexander property to be described; thence north 70 degrees 49' east a distance of 70.0 feet to an iron pin; thence around a 431.1 foot radius curve to the left a distance of 110.1 feet to an iron pin; thence south 33 degrees 49' east a distance of 405.0 feet to the center of Otter Creek; thence with the meanderings of Otter Creek downstream as follows: South 49 degrees 45' west a distance of 80.19 feet, south 81 degrees 16' west a distance of 52.19 feet, south 86 degrees 11' west a distance of 88.25 feet to a point; thence leaving Otter Creek, south 70 degrees 49' west a distance of 70.0 feet to an iron pin in a fence; thence north 19 degrees 11' west a distance of 373.6

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 7 day of Feb., 19 74

Affiant

My commission expires: May 7, 1974 (Affix Seal)

Notary Public

feet to the point of beginning, and containing 2.08 acres, more or less.

Being the same property conveyed to O. N. Bryan, Jr., and wife Mary H. Bryan by Installment Deed from Roberta S. Alexander dated March 6, 1963, and of record in Book 3508, page 247, Register's Office of Davidson County.

There is conveyed herewith an easement for ingress and egress to said property from Old Hickory Boulevard along 50 foot private road described in preliminary plan of sub-division prepared by Turner Engineering Company, Inc., dated February 28, 1963, and right of approval of sub-division plans that is a covenant running with the land and which is set forth in deed of record in Book 3508, page 247, and modified in deed of record in Book 3644, page 186, Register's Office for said county.

There is also conveyed herewith a permanent water line easement and/or right-of-way described as follows:

A strip of ground approximately 10 feet in width proceeding southerly from Old Hickory Boulevard at a point four-tenths of a mile, more or less, west of its intersection with Hillsboro Road, said point being immediately west of private roadway serving the residences of the original grantors and grantees and being between said private roadway and the property to the west of Manson Rowan, and proceeding from said point of beginning immediately to the west of said private roadway and following its meanderings in a southerly direction from Old Hickory Boulevard to the present terminus of said private roadway the same being at the property of the grantees.

Being the same property conveyed to O. N. Bryan, Jr., and wife Mary H. Bryan by instrument from James R. Anderson and wife Elise Anderson dated March 10, 1967, and of record in Book 4116, page 941, Register's Office of Davidson County.

unimproved ( )
This is improved (X) property, known as 2207 Old Hickory Blvd., Nashville, Tennessee
(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 Albert W. Schroeder and wife Patricia J. Schroeder, their *heirs and assigns, forever.*

And we *do covenant with the said* Albert W. Schroeder and Patricia J. Schroeder *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.*

And O. N. Bryan, Jr., and wife Mary H. Bryan *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert W. Schroeder and wife Patricia J. Schroeder their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 1st *day of* November, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary H. Bryan

O. N. Bryan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. B. Southall, *a Notary Public in and for said County and State, the within named* O. N. Bryan, Jr., and wife Mary H. Bryan

the bargainor....., 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* 1st *day of* November, *19* 71.

A. B. Southall, *Notary Public.*

Commission Expires 7-31-73

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

B3500 IDENTIFICATION REFERENCE Nov 3 9 40 AM 71 FELIX WILSON II REGISTER DAVIDSON COUNTY, TENN.

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.....