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

WARRANTY DEED

BOOK 4562 PAGE 908

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Hayes et ux (NAME)	same (NAME)	Map 135-10
1876 Laurel Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par. 87-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	pd

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

cash in hand paid by Robert L. Hayes and wife, Mary H. Hayes, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption and agreement to pay the unpaid balance of a note in the original face amount of $30,800.00 secured by a Deed of Trust executed by Albert W. Schroeder and wife Patricia J. Schroeder to O. F. Stafford, Trustee, of record in Book 4171, page 369, Register's Office for Davidson County, Tennessee.

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

Being Lot Nos. 87 and 87-A on the Plan of Laurel Ridge, Section 4, of record in Book 3500, page 71, Register's Office for said County. Said Lot No. 87 fronts 185 feet along the northerly margin of Laurel Ridge Drive and runs back 300 feet on its westerly line and 300 feet on its easterly line to a line at the rear, measuring 185 feet thereon. Said Lot No. 87-A fronts 201.29 feet along the irregularly curving southerly margin of Laurel Ridge Drive and runs back between converging lines 185 feet on its southerly line and 50 feet on its easterly line, to a point at the rear. Being the same property conveyed to Albert W. Schroeder, Jr., and wife, Patricia Jones Schroeder, by deed from Haury & Smith Contractors, Inc., of record in Book 4171, page 367, Register's Office for said County.

This conveyance is made subject to a 10 foot drainage and public utility easement, an anchor easement, certain notes, and conditions of owner's certificate, as shown on plan of record in Book 3500, page 71, and restrictive covenants contained in an instrument of record in Book 3675, page 416, as amended by instrument of record in Book 3679, page 81, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 20th day of Dec., 1971

Affiant

My commission expires: Nov. 14, 1972 (Affix Seal)

Mary B Cooper
Notary Public

B 4 2 1 1 1 BOOK 1562 PAGE 909

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IDENTIF. REFERENCE

DEC 20 3 23 PM '71

FELIX A. WILSON D REGISTER
DAVIDSON COUNTY, TENN.

DEC20F	CONV	58,000.00				
DEC20F	S'TAX		A*	150.80		
DEC20F	PREFEE		A*	.50		
DEC20F	W'DEED		A*	6.00	*	157.30

unimproved ( )
This is improved (X) property, known as 1876 Laurel Ridge Drive, 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 Robert L. Hayes and wife, Mary H. Hayes, their *heirs and assigns, forever.*

And We *do covenant with the said* Robert L. Hayes and wife, Mary H. Hayes *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 above provided and for 1971 taxes which are assumed by the purchasers.

And Albert W. Schroeder and wife, Patricia Jones Schroeder *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert L. Hayes and wife, Mary H. Hayes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 17th *day of* December, *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.*

Albert W. Schroeder

Patricia Jones Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard A. Jones, a Notary Public in and for said County and State, the within named Albert W. Schroeder and wife, Patricia Jones Schroeder

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 17th day of December, 19 71.

Richard A. Jones, Notary Public.

Commission Expires May 17, 1975.

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 .....