BOOK 4713 PAGE 420

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P. Schmitt and wf. Mary Ann Schmitt (NAME)	First Federal Savings and Loan Association (NAME)	Map 172
Rt 4 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Parc. 17 & 18
Rt 4 Box 103 A Green Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings and Loan Association and secured by a Deed of Trust of record in Book 4040, page 746, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

J. B. RANSON, unmarried

has *have bargained and sold, and by these presents do transfer and convey unto the said* MARY ANN SCHMITT

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

Three tracts of land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, the first two tracts being part of Lot 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, as of record in Book 56, page 453, Register's Office and described according to a survey made by Cantrell, Connell and Morrison, Engineers, June, 1960 and revised May 15, 1961, as follows:

TRACT NO. 1: BEGINNING on the westerly margin of Edmondson or Owen and Winstead Pike at a point 1272.5 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 14°33' east 95 feet and south 27°37'east 158 feet to the northeast corner of the property conveyed to James A. Box and wife, by deed from George J. Gianikas and wife, as of record in Book 3028,p.351,said Register's Office; thence with the northerly line of said Box Property, south 72°15' west 351.1 feet; thence north 13°15' west 250 feet; thence north 72°15' east 340 feet to the beginning, containing 2 acres more or less.

TRACT NO. 2: BEGINNING on the westerly margin of Edmondson or Owen and Winstead Pike at a point 1027 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 14°33' east 245.5 feet; thence leaving said Pike, south 72°15' west 340 feet; thence north 13°15'west 262 feet; thence north 72° 15' east 365 feet to the beginning, containing 2.1 acres more or less.

TRACT NO. 3: BEGINNING at Halls southwesterly corner in the line of Miller, said point being 476.7 feet in a westerly direction from the center-line of Edmondson Pike; thence, with the line of said Miller, N. 77°West 658.0 feet to a corner with Ray Petty; thence, with the line of said Ray Petty, N. 2°W 235 feet to Forshee's southwesterly corner; thence, N.71°30'E 509 feet to a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,500.00

Subscribed and sworn to before me this the 21st day of May 19 73

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

point in the line of Ranson; thence, with said Ranson's line, S.16°15'E 250.1 feet to Halls northwesterly corner; thence, with the line of said Hall, S14°20'E 313.4 feet to the beginning, containing 5.07 acres, more or less, and being the southerly portion of Tract #4 of a survey by Harold H. Cole, Surveyor, dated 6/4/71.

Being the same property conveyed to J. B. Ranson by deed from Frances Vantrease Hill Miller and husband, Johnnie E. Miller, of record in Book 4519, page 833, and by deed from E. S. Ellis and wife, Anne C. Ellis of record in Book 4040, page 745, Register's Office for Davidson County, Tennessee.

*This conveyance is subject to 1973 taxes, restrictive covenants in an instrument of record in Books 4519, 3224 and 3226, pages 833, 343 and 53, said Register's Office, and subject to easement of record in Book 4519, page 834, said easement being subject to maintenance cost therein.

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 Mary Ann Schmitt their *heirs and assigns, forever.*

And I *do covenant with the said* Mary Ann Schmitt *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* *

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said* Mary Ann Schmitt *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* May, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. B. Ranson
J. B. Ranson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* J. B. Ranson

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

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* May, *19* 73.

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77

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

J. B. Ranson

TO

Donald P. Schmitt et ux

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return to Gail Pigg

C 0 9 2 6 0

IDENTIF. REFERENCE

JUN 1 3 51 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-13 CONV
JUN-13 STAX
JUN-13 PRFEE
JUN-13 MDEED

77,500.00

A* 201.50
A* .50
A* 8.00 * 210.00

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