# WARRANTY DEED

BOOK 4817 PAGE 652

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM R. PEERS ET UX (NAME) | Fidelity Federal Savings & Loan (NAME) | |
| 1256 Shawnee Road (STREET ADDRESS OR ROUTE NUMBER) | 226 3rd Avenue, North (STREET ADDRESS) | 52-12 |
| Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37201 (CITY) (ZONE) (STATE) | 84 |

FOR AND IN CONSIDERATION of the sum of ----------TEN and NO/100THS----------
----------($10.00)---------- Dollars,
cash in hand paid by the grantees, William R. Peers and wife, Linda Peers, the receipt of which is hereby acknowledged by the grantors, Donald Wade Schlenker and wife, Ruby Eileen Schlenker, and for further consideration the grantees do hereby assume and agree to pay a certain promissory note made by the grantors to Fidelity Federal Savings & Loan Association, of Nashville, Tennessee, in the approximate unpaid balance of $29,520.38, which is secured by a deed of trust recorded in Book 4663, page 888, said Register's Office, we,

DONALD WADE SCHLENKER and wife, RUBY EILEEN SCHLENKER,

have this day bargained and sold, and do hereby transfer and convey unto the said

WILLIAM R. PEERS and wife, LINDA PEERS, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Said County, as follows: BEGINNING at a point in the southerly margin of Shawnee Road, the common corner of Lots Nos. 21 and 22; thence along said margin, easterly 100 feet to a concrete monument, the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.27 feet to a concrete monument in the westerly margin of Sioux Terrace; thence along said margin, southerly 85.0 feet to a point, the common corner of Lots Nos. 20 and 21; thence along the line between said two lots, westerly 125.0 feet to a point, the common corner of Lots 20, 21 and 22; thence along the line between Lots Nos. 21 and 22, northerly 110 feet to the point of beginning.

Being the same property conveyed to Donald Wade Schlenker and wife, Ruby Eileen Schlenker, by deed from Gene E. Tidwell and wife, Bobby J. Tidwell, of record in Book 4663, page 886, Register's Office for Davidson County, Tennessee. (The grantors transfer to the grantees all of their right, title and interest in the escrow account at Fidelity Federal Savings & Loan Association relating to the above described promissory note.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,745.08

Subscribed and sworn to before me, this the 14th day of April 19 74

X William R Peers
Affiant

My commission expires: 8-16-77 (Affix Seal)

Joe B. Steward
Notary Public

This is unimproved (—) improved (X) property, known as 1256 Shawnee Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

WILLIAM R. PEERS and wife, LINDA PEERS, their

(successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1974 Davidson County Taxes, and the deed of trust hereinabove shown and assumed.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

WILLIAM R. PEERS and wife, LINDA PEERS, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of April, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Donald Wade Schlenker

X Ruby Eileen Schlenker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe B. Breard, a Notary Public in and for said County and State, DONALD W. SCHLENKER and wife, RUBY EILEEN SCHLENKER

the within named 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 Madison, Tennessee, this 14th day of April, 19 74.

Joe B Breard Notary Public

Commission expires: 8-16-1977

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.....

Prepared by:

Stephen L. Edwards, Attorney
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

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|---|---|---|---|---|---|
| MAY22 74 | CONV | 42,745.00 | | | |
| MAY22 74 | S'TAX | | A* | 111.02 | |
| MAY22 74 | PR'FEE | | A* | .50 | |
| MAY22 74 | W'DEED | | A* | 4.00 | * 115.52 |

**WARRANTY DEED**

DONALD WADE SCHLENKER and wife,
RUBY EILEEN SCHLENKER, Grantors
TO
WILLIAM R. PEERS, and wife,
LINDA PEERS, Grantees

FROM

C 5 5 3 3 0

IDENTIF. REFERENCE

MAY 22 9 29 AM 74

DAVIDSON COUNTY

Return to: Almany Realtors
201 Gallatin Rd.
Madison, Tenn 37115

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE