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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant LEO A. SCHROEDER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 25th DAY OF February, 1975

Notary Public ROBERT L. WELLS

MY COMMISSION EXPIRES: April 5, 1976

(AFFIX SEAL)

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo A. Schroeder etux	National Mortgage Company	MAP 95-10
(NAME)	(NAME)	
2106 Sanborn Drive	4041 Knight Arnold Road	PAR. 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Memphis, Tennessee 38118	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXX~~ I, SHIRLEY WELCH DENTON (ANDERSON)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEO A SCHROEDER ETUX KATHRYN A. SCHROEDER

HEREINAFTER CALLED THE GRANTEES, 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. 193, Sec. 4, Elm Hill Acres Subdivision, as of record in Book 2331, page 118, Register's Office said County.

Said Lot No. 193 fronts 70 feet on the northeasterly side of Sanborn Drive and extends back 281.7 feet, more or less on the northwesterly line, passing a witness line at 203.7 feet and 255.5 feet, more or less on the southeasterly line, passing a witness line at 205.5 feet to the center of Sims Branch, measuring 72 feet, more or less along said center of Sims Branch and measuring 70 feet along the witness line.

Being the same property conveyed to Shirley Welch Denton by virtue of a divorce decree #71795 as of record in Book 4810, page 874, Register's Office said County.

This conveyance, however, is subject to any and all easements and rights of way of public record.

unimproved ( ) This is improved (X) property, known as 2106 Sanborn Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of February, 1975

SHIRLEY DENTON ANDERSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named Shirley Denton Anderson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February 1975.

Commission expires April 5, 1976

Robert L. Wells
ROBERT L. WELLS Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

C 88881

IDENTIF. REFERENCE

FEB 27 9 17 AM '75

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB27[illegible]	CONV	23,500.00				
FEB27[illegible]	S'TAX		A*	61.10		
FEB27[illegible]	P&F FEE		A*	.50		
FEB27[illegible]	W'DEED		A*	4.00	*	65.60