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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 $ 25,750.00

Betty L. Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1976.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: 7/20/76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty L. Fortner (NAME)	Schumacher Mortgage Co. Inc. (NAME)	4D 32078
240 Bonnacroft Dr. (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	75-9-70
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38101 (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, ~~WE~~ BAKER-HARWELL & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY L. FORTNER

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:

LAND in Davidson County, Tennessee, being Lot 103 on the Plan of Hermitage Hills, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee.

SAID Lot 103 fronts 75 feet on the southerly side of Bonnacroft Drive and extends back 152 feet on the northwesterly line and 144.8 feet on the southeasterly line to a dead line in the rear measuring 95.6 feet thereon.

BEING the same property conveyed to Baker-Harwell and Associates, Inc., by Deed from Arthur D. Norrod and wife, Reba Evelyn Norrod of record in Book 4857, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2992, page 53, as amended in Book 2998, page 231, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 240 Bonnacroft Drive, Hermitage, Tenn. 37076
(House Number) (Street) (P. O. Address) (City or Town) (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 11th day of February, 1976

BAKER-HARWELL & ASSOCIATES, INC.

BY: [signature]

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared F.A. Harwell and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President and _____ respectively of the Baker-Harwell & Associates, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President 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 F.A. Harwell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 11th day of February, 1976.

My commission expires 7/20/76

Mildred Weiss
Notary Public

WARRANTY DEED

FROM
BAKER-HARWELL & ASSOC., INC.

TO
BETTY L. FORTNER, UNMARRIED

D 36328

IDENTIF. REFERENCE

FEB 17 1 48 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FEB 17	CONV	25,750.00			
FEB 17	S'TAX		B*	66.82	
FEB 17	PR'FEE		B*	.50	
FEB 17	W'DEED		B*	4.00	* 71.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.