BOOK 5007 PAGE 208

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,067.89

Roger D. Higgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1976.

Patricia A. Weems
Notary Public

MY COMMISSION EXPIRES: 9-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union Street, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Higgins (NAME)	SAME (NAME)	14D 11926
Carney Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 38-0
White's Creek, TN. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 120

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, Freddie Schmitz and wife, Marie Schmitz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Higgins and wife, Patricia Ann Higgins

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 No. 3 on the plan of Sunset Strip Subdivision, of record in Plan Book 4300, page 20, Register's Office for said County.

SAID Lot No. 3 fronts 155.0 feet on the southeasterly margin of Old Hickory and extends back 173.08 feet on the northeasterly line and 256.16 feet on the southwesterly line to the margin of Carney Road, measuring 193.17 feet thereon.

BEING the same property conveyed to Freddie Schmitz and wife, Marie Schmitz by deed from Wayne Foster and wife, Gladys Foster of record in Book 5007 Page 206, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Vendor's Lien in favor of Wayne Foster and wife, Gladys Foster of record in Book 5007, page 206, Register's Office for Davidson County, Tennessee.

This is ~~improved~~ (XX) unimproved property, known as Carney Road (House Number) (Street) White's Creek, TN. 37189 (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 our hand S this 17th day of March, 19 76

Freddie Schmitz

Marie Schmitz

STATE OF TENNESSEE
Davidson County

BOOK 5007 PAGE 209

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddie Schmitz and wife, Marie Schmitz

the bargainor S, 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 March 1976

Commission expires 9-8-79

Patricia S. Adcock
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

D 40956

WARRANTY DEED

FROM

Freddie Schmitz and wife,

Marie Schmitz

TO

Roger D. Higgins and wife,

Patricia Ann Higgins

IDENTIF. REFERENCE

MAR 19 10 44 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 1 - Box 8
WILKINS, ADAMS & WILLIAMS ATTORNEYS
[illegible]

MAR 1976 CONV 16,067.89
MAR 1976 S'TAX B* 41.86
MAR 1976 PR'FEE B* .50
MAR 1976 M'DEED B* 4.00 * 46.36