This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

Loan # 110833-4

WARRANTY DEED

BOOK 5017 PAGE 504

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ewing S. vonSchmittou etux	Fidelity Federal Sav. & Loan	Map 171-7
(NAME)	(NAME)	
6451 Cloverland Drive	401 Union Street	Parcel 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn. 37027	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Ewing S. vonSchmittou and wife, Cherry Lane vonSchmittou and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. Philip Mason and wife, Dorothye R. Mason

have this day bargained and sold, and do hereby transfer and convey unto the said Ewing S. vonSchmittou and wife, Cherry Lane vonSchmittou their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 64 on the Plan of the resubdivision of lot No. 62, Section I, Cloverland Acres, as of record in book 4470, page 174, Register's Office for Davidson County, Tennessee.

Said lot No. 64 fronts 155.69 feet on the southerly margin of Cloverland Drive, and extends back 296.13 feet on the easterly line, and 235.00 feet on the westerly line to a broken line in the rear which measures 185.00 feet thereon.

Being the same property conveyed to J. Philip Mason and wife, Dorothye R. Mason, by deed from Jere L. Wright and wife, Olivia Wright, of record in book 4644, page 191, Register's Office for said County.

This conveyance is made subject to a public utilities easement, a building set-back line and conditions of owner's certificate as shown on plan of record in book 4470, page 174, and also subject to restrictive covenants contained in an instrument of record in book 4450, page 872, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of April 19 76

Notary Public

My commission expires 5-1-79 (Affix Seal)

This is improved (X) unimproved property, known as 6451 Cloverland Drive, Brentwood, Tennessee
(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 Ewing S. vonSchmittou and wife, Cherry Lane vonSchmittou their ~~XXXXXX~~,

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 1976 taxes, which are prorated 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* Ewing S. vonSchmittou and wife, Cherry Lane vonSchmittou their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* April ~~March~~, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Philip Mason

Dorothye R. Mason

BOOK 5017 PAGE 505

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXXX~~ WILLIAMSON }

Personally appeared before me, I. C. Simpkins, a Notary Public in and for said County and State, J. Philip Mason and wife, Dorothye R. Mason

the within named 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 ~~Nashxxxxex~~ Franklin, Tennessee. this 19th day of April, 19 76

I. C. SIMPKINS NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

Commission expires October 11, 1978.

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.....

APR21 76	CONV	57,000.00			
APR21 76	S'TAX		B*	148.20	
APR21 76	PR'FEE		B*	.50	
APR21 76	W'DEED		B*	4.00	* 152.70

Loan No. 110833-4

WARRANTY DEED

FROM J. Philip Mason et ux

TO Ewing S. vonSchmittou et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 45675

IDENTIFICATION REFERENCE

APR 21 2 32 PM 76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238