FORM NO. WD-1

BOOK 5072 PAGE 98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Orville Odell Oeser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1976

Notary Public

MY COMMISSION EXPIRES: 2-27-80

(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
Orville Odell Oeser etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	6DA-80385
3847 Valley Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	133-11-179
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TEnn. 38137 (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, RONALD DURAN QUALLS and wife, JACQUELINE HICKS QUALLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORVILLE ODELL OESER and wife, GLENDA OESER

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. 226 on the Plan of VAlley View Meadows, Section II, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 226 fronts 80 feet on the southwesterly margin of Valley Ridge Drive and runs back between lines, 154.86 feet on the northwesterly line and 156.40 feet on the southeasterly line to a dead line on which it measures 80.01 feet.

BEING the same property conveyed to Ronald Duran Qualls and wife, Jacqueline Hicks Qualls by Deed from William S. Guthrie, Jr., and wife, Janice C. Guthrie of record in Book 4346, page 681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3770, page 214, 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 Grantees herein.

This is ( ) unimproved (X) improved property, known as 3847 Valley Ridge Dr. Nashville, Tenn. 37211
(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 our hand s this 16th day of September, 1976

Ronald Duran Qualls
RONALD DURAN QUALLS

Jacqueline Hicks Qualls
JACQUELINE HICKS QUALLS

STATE OF TENNESSEE
Davidson County

BOOK 5072 PAGE 99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Duran Qualls and wife, Jacqueline Hicks Qualls

the bargainor, 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 16th day of September, 19 76

Commission expires 4/7/80

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
RONALD DURAN QUALLS ETUX

TO
ORVILLE ODELL OESER ETUX

File in Box 4

D 6 9 7 1 0

CROSS REFERENCE

SEP 24 3 40 PM '76

DAVIDSON COUNTY, TENN.

CONV 31,500.00

STATE TAX B* 81.90

COUNTY FEE B* .50

W'DEED B* 4.00 * 86.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.