Buyer:
Stephen Mallett
1804 Beechwood
Nashville, Tenn.

BOOK 5081 PAGE 86

MAP-PARCEL NUMBERS
104-16
221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand Nine Hundred ($1,900.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

I, R. PAUL SCHRAG, have bargained and sold and by these presents do transfer and convey unto STEPHEN M. MALLETT, his heirs and assigns forever, a one-half undivided interest, the following described property to-wit:

> Land in Davidson County, Tennessee, being the west one-half of Lot No. 210 on the Plan of Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.
>
> According to a survey made March 3, 1976, made by John Kohl, said part of said lot fronts 50 feet on the north side of Beechwood Avenue and runs back 192.3 feet on the west line and 192.9 feet on the east line to a dead line in the rear on which it measures 50 feet, said dead line being along the margin of a 15 foot alley in the rear.
>
> BEING the same property conveyed to Stephen M. Mallett and R. Paul Schrag by deed from Dwight M. Roper and wife, Donna M. Roper, of record in Book 5018, page 318, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements and all appuretenances thereunto belonging unto the said STEPHEN M. MALLETT, his heirs and assigns forever.

AND I DO COVENANT with the said STEPHEN M. MALLETT, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for:

1. Deed of Trust from Stephen M. Mallett and R. Paul Schrag to Fidelity Federal Savings and Loan Association, in the principal amount of Twenty Thousand Eight Hundred ($20,800.00) Dollars, and recorded in Book_____, page_____, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 22nd day of October, 1976.

R. Paul Schrag
R. Paul Schrag

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3000

R. Paul Schrag
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 76.

Deputy Register

BOOK 5081 PAGE 87

STATE OF TENNESSEE)

COUNTY OF)

Personally appeared before me, _____,

a Notary Public in and for said State and County, the within named R. PAUL SCHRAG, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 22nd day of Oct., 1976.

(SEAL)

My commission expires: Oct 31, 1979

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 500.00, which amount is equal to or greater than the amount which the property transferred would command a fair voluntary sale.

R. Paul Schrag
AFFIANT

Sworn to and subscribed before me this 22nd day of Oct, 1976.

(SEAL)

My commission expires: ~~Oct 31, 1979~~

OCT22'76 CONV
OCT22'76 TAX
OCT22'76 RFEE
OCT22'76 M'DEED

13.900 NOTARY PUBLIC

B* 38.80
B* .50
B* 4.00 * 38.30

SEND TAX BILLS TO:

Fidelity Federal Savings & Loan
401 Union Street
Nashville Tenn.
37219

THIS INSTRUMENT PREPARED BY:
PETERSEN, BUERGER and YOST
Attorneys-at-Law
Court Square
Franklin, Tennessee 37064

B 7 3 8 6 0

IDENTIF. REFERENCE

OCT 22 3 23 PM '76

FEE
DAVIDSON COUNTY, TENN.