WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF February, 1977.

Notary Public

MY COMMISSION EXPIRES: 5-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney At Law, 911 J. C. Bradford Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Schmittou and Fred Pancoast (NAME)	d/b/a P & S Investors, a partnership (NAME)	104-6
363 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	No. 77
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(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, JACK D. HOLT AND WIFE NANCY HOLT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Schmittou and Fred Pancoast d/b/a P & S Investors, a partnership

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. 47 and the southerly 45 feet of Lot No. 46 on the Plan of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, Register's Office for said County.

Said Lot No. 47 and part of Lot No. 46 adjoin and front together 95.00 feet on the westerly side of 33rd Avenue South and run back between lines measuring 158.55 feet on its northerly margin and 138.00 feet on its southerly margin to a dead line in the rear fronting 97.20 feet on an alley, as described by survey of Barry Greer & Associates, dated November 3, 1976.

Being the same property devised to Jack D. Holt by codicil to the last will and testament of Ann Christine Moers Ray of record in Will Book 114, page 64, Probate Court Clerk's Office for Davidson County, Tennessee. Subject to 1977 taxes which have been prorated and are assumed by the Grantees.

FEB 17 E	CONV	49,500.00		
FEB 17 E	S'TAX		B* 132.70	
FEB 17 E	R'FEE		B* .50	
FEB 17 E	D'EED		B* 4.00	* 133.20

unimproved ( )
This is improved ( ) property, known as _____ (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 hands this 16th day of February, 1977

Jack D. Holt
JACK D. HOLT

Nancy Holt
NANCY HOLT

STATE OF Tennessee
COUNTY OF ~~KENTUCKY~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack D. Holt and wife Nancy Holt

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 17th day of February, 1977

Commission Expires 4/10/80 Notary Public

STATE OF _____
_____ 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 purpose 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

D89866

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

IDENTIFICATION REFERENCE

Title Associates, Inc.

Compliments of

REPRESENTING

USLIFE TITLE INSURANCE Company of New York