THIS INSTRUMENT PREPARED BY:
William E. Shofner, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 5123 PAGE 678

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Oswald O. Schrag, et ux 3511 Echo Hill Road Nashville, Tennessee 37215	Same	117-10-5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Oswald O. Schrag and wife, Orpha V. Schrag, receipt and sufficiency of which is hereby acknowledged, we, Mary Louise Malone and Marion Malone Starr, Conservator of the Estate of Marion Newton Malone, have this day bargained and sold and do hereby transfer and convey unto the said Oswald O. Schrag and wife, Orpha V. Schrag, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 1 of Block 6 on the map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County, described as follows: Beginning on the northerly margin of Bear Road at the corner of lots Nos. 1 and 2; thence with said road, southeastwardly to the westerly margin of Echo Hill Road and continuing with said Echo Hill Road in a northerly direction, in all, 660.8 feet to the corner of lots Nos. 1 and 11; thence with the line between said lots Nos. 1 and 11, westwardly 135 feet to the corner of lots Nos. 1 and 2; thence with the line between said lots Nos. 1 and 2, southwardly 235 feet to the beginning.

Being the same property conveyed to Newton Malone and wife, Mary Louise Malone, by deed from J. E. Crain and wife, Marie S. Crain, of record in Book 1851, Page 391, said Register's Office.

This conveyance is made subject to an easement and a right-of-way reserved in an instrument recorded in Book 1049, Page 28, said Register's Office; a 40-foot building set back line as shown in a plan of record in Book 974, Page 29, said Register's Office; and restrictive covenants contained in deed of record in Book 919, Page 445, said Register's Office.

This is improved property known as 3511 Echo Hill Road, Nashville, Tennessee 37215.

To have and to hold said real estate with appurtenances, estate, title and interest belonging to the said Oswald O. Schrag and wife, Orpha V. Schrag, their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, that I, Mary Louise Malone, have a good right to convey my one-half undivided interest in said real estate, that I, Marion Malone Starr, Conservator for Marion Newton Malone, have a good right to convey the one-half undivided interest of Marion Newton Malone in said real estate pursuant to the authority granted me by order of record in Minute Book 246, Page 362, Davidson County Court Clerk's Office, and that the said realty is unencumbered except for 1977 taxes and all easements and restrictions of record. I, Mary Louise Malone, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Oswald O. Schrag and wife, Orpha V. Schrag, their heirs and assigns against the lawful claims of all persons. I, Marion Malone Starr, Conservator of the Estate of Marion Newton Malone, also covenant and bind myself, my successor conservators, as such conservators, but not otherwise, to warrant and forever defend the title to said real estate to the said Oswald O. Schrag and wife, Orpha V. Schrag, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of March, 1977.

MARY LOUISE MALONE

By: Marion Malone Starr
MARION MALONE STARR,
Attorney-in-Fact

Marion Malone Starr
MARION MALONE STARR,
Conservator for the Estate of
Marion Newton Malone

D93324

IDENTIFICATION REFERENCE

MAR 14 9 14 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAIVDSON)

On this day, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARION MALONE STARR, to me known to be the person who executed the foregoing instrument on behalf of MARY LOUISE MALONE, who acknowledged that she executed the same as the free act and deed of the said MARY LOUISE MALONE, who also executed the foregoing instrument as the Conservator of the Estate of MARION NEWTON MALONE and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal at Nashville this 11th day of March, 1977.

Richard C. Maddux
Notary Public

My Commission Expires:
4-27-80

MAR 14 CONV 75,000.00
MAR 14 S TAX B* 195.00
MAR 14 PR FEE B* .50
MAR 14 W DEED B* 6.00 * 201.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Marion Malone Starr
Affiant

Sworn to and subscribed before me this 11th day of March, 1977.

Richard C. Maddux
Notary Public

My Commission Expires: 4-27-80