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

BOOK 5168 PAGE 417

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward J. Schade, Sr., et ux	First & Mid-South Mortgage Company	Map 83-5
(NAME) P. O. Box 60508	(NAME) P. O. Box 2568	Parcel 234
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) 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 Edward J. Schade, Sr. and wife, Eunice Schade and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Edgar A. Watson, Luella W. Hulme and Margaret Eugenia W. Callis,

have this day bargained and sold, and do hereby transfer and convey unto the said Edward J. Schade, Sr. and wife, Eunice Schade,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "B" on the Plan of Wakefield-Smith Company's Subdivision of Lots Nos. 55 and 56 in F. O. Beasley's Addition, as of record in Book 843, page 19, Register's Office for said County.

Said Lot No. 12 fronts 41 feet on the southerly side of Calvin Avenue and runs back 178 feet on the easterly line and 181 feet 3 inches on the westerly line to a dead line, measuring 78 feet 6 inches thereon.

Being the same property conveyed to Ruby Watson by deed from Joseph S. Power and wife, Angelo H. Power, of record in Book 4001, page 377, Register's Office of Davidson County, Tennessee, the said Ruby Watson having since died, of record in Will Book 119, page 624, County Court Clerk's Office for Davidson County, Tennessee, devising the property to Edgar A. Watson, Luella W. Hulme and Margaret Eugenia W. Callis.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 7th day of July 1977

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 1104 Calvin Avenue (House Number) (Street) Nashville, Tennessee 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 Edward J. Schade, Sr. and wife, Eunice Schade, their *(successors), 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 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward J. Schade, Sr. and wife, Eunice Schade, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edgar A. Watson
Luella W. Hulme
Margaret Eugenia W. Callis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahrenbauer, *a Notary Public in and for said County and State,* Edgar A. Watson, Luella W. Hulme and Margaret Eugenia W. Callis,

*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 Nashville, *Tennessee,*
this 7th *day of* July, *19*77

Mary W. Ahrenbauer
Notary Public

Commission expires 2/8/78

MARY W. AHRENBAUER NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 _____

JUL-77	CONV	26,000.00			
JUL-77	S'TAX		B*	67.60	
JUL-77	PR'FEE		B*	.50	
JUL-77	W'DEED		B*	4.00	* 72.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED
& 83129

FROM
Edgar A. Watson, et al

TO
Edward J. Schade, Sr., et ux

E 13236

IDENTIF. REFERENCE

JUL 7 3 48 PM '77

REGISTER
DAVIDSON COUNTY TENN.

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