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

BOOK 5256 PAGE 624

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kerry J. Schumaker et ux	Dobson & Johnson, Inc.	Map 147-4
(NAME)	(NAME)	
3680 Richbriar Circle	One Commerce Place	Parcel 122
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Nashville, Tn. 37239	
(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 Kerry J. Schumaker and wife, Susan H. Schumaker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William F. Powers and wife, Cynthia M. Powers

have this day bargained and sold, and do hereby transfer and convey unto the said

Kerry J. Schumaker and wife, Susan H. Schumaker,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Hillbrook, Section V, of record in Book 3700, page 73, said Register's Office.

Said Lot No. 300 fronts 80 feet on the easterly side of East Richbriar Circle and extends back 147.8 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to William F. Powers and wife, Cynthia M. Powers, by deed from Ackillious P. Hayth, Jr. and wife, Ruby M. Hayth, of record in Book 4942, page 809, said Register's Office.

This conveyance is subject to easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on Plan of record in Book 3700, page 73, said Register's Office, and restrictive covenants of record in Book 4031, page 160, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,750.00

Subscribed and sworn to before me, this the _____ day of _____ 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3680 Richbriar Circle (House Number) (Street) Nashville, Tn. 37211 (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

Kerry J. Schumaker and wife, Susan H. Schumaker

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kerry J. Schumaker and wife, Susan H. Schumaker

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* February, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William F. Powers

Cynthia M. Powers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* William F. Powers and wife, Cynthia M. Powers, *the within named bargainors, 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* 24 *day of* February, *19* 78.

Doris E. Moran
Notary Public

DORIS E. MORAN NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 8/12/81

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 .....

WARRANTY DEED

FROM

William F. Powers et ux

TO

Kerry J. Schumaker et ux

E 52166

IDENTIFICATION REFERENCE

FEB 27 8 01 AM '78

REGISTER'S OFFICE

FEB 27 78	CONV	$47750.00		
FEB 27 78	S'TAX		$* 116.22	
FEB 27 78	REGISTRATION FEE		$* .50	
FEB 27 78	W'DEED		$* 4.00	* 120.72

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238