BOOK 5325 PAGE 446

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Schneider (NAME)	Realty Mortgage, Inc. (NAME)	
2634 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Blvd., Suite 250 (STREET ADDRESS)	15-127
Joelton, TN. 37080 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30345 (CITY) (STATE) (ZIP)	14D25045

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~~, I, OVA LENA MORELAND (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Schneider and Teresa A. Ross (both unmarried)

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 the 14th Civil District of Davidson County, Tennessee, being Lot No. B-8 on the subdivision of the easterly part of O. B. Goodwin's 38.88 acre tract, described according to a survey by C. J. Carney, Surveyor, d dated April 6, 1960, and further described according to a survey by John B. Kohl, Tennessee Registered Surveyor No. 100, dated July 27, 1978, as follows: BEGINNING at a concrete monument on the northwesterly margin of Union Hill Road, said point being southwesterly 714 feet, more or less, from the intersection of the westerly margin of Union Hill Road and the Morgan Road, said point also being the northeasterly corner of Reserve Parcel "A" on the plan of Homestead Acres of record in Book 3842, page 213, Register's Office for said County, as conveyed, with other property, to Edward Donnell, et ux, by deed from O. G. Goodwin, et ux, of record in Book 4680, page 258, said Register's Office; thence, with the northeasterly line of Reserve Parcel "A", North 61° 30' West 377.5 feet to a concrete monument in the southeasterly line of Lot No. 5, said subdivision, as conveyed to John W. Wilson, et ux, by deed from S. H. Griggs, et al, of record in Book 4442, page 140, said Register's Office; South 46° 39' West 105.5 feet, more or less, (105.29 feet according to Wilson's deed) to a concrete monument at the northwesterly corner of Lot No. B-9 of the subdivision of O. B. Goodwin's 38.88 acre tract as conveyed to Clifford Haskins, et ux, by deed from George E. Matthews, et ux, of record in Book 5124, page 20, said Register's Office; thence, with the southwesterly line of Lot No. B-9, South 61° 30' East 338 feet, more or less, to a point on the northwesterly margin of Union Hill Road; thence, with the northwesterly margin of said Road, southwestwardly 100 feet to the point of beginning, containing 0.82 acres, more or less.

BEING the same property conveyed to Ova Lena Moreland by deed from John Daniel Covington, Jr., and wife, Mavis Ann Covington of record in Book 5185, page 969, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (XX) property, known as 2634 Union Hill Rd. (House Number) (Street) Joelton, TN. 37080 (P. O. Address) (City or Town) (Postal Zip)

This conveyance is subject to any and all existing easements of record.

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 my hand this 11th day of August, 19 78

Ova Lena Moreland
Ova Lena Moreland

STATE OF TENNESSEE
Davidson County

BOOK 5325 PAGE 447

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Ova Lena Moreland

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 19 78.

Commission expires 11-17-80

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM Ova Lena Moreland

TO Rick Schneider

E 8 2 9 7 4

IDENTIF. REFERENCE

AUG 15 4 08 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 78	CONV	35,950.00	B*	93.34
AUG 15 78	S'TAX		B*	.50
AUG 15 78	PR'FEE		B*	4.00
AUG 15 78	W'DEED			

row 1 box 8 pn

* 97.84

WILKINS, ADAMS, WEEMS & SPICER
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401 UNION STREET
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