This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5424 PAGE 938

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Scherer and wife, Patricia A. Scherer	First Tennessee Bank N. A. Memphis	129-12-30
(NAME:) 1009 Edwin Warner Dr	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37205	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by James F. Scherer and wife, Patricia A. Scherer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Prince McDavid and wife, Betty W. McDavid

have this day bargained and sold, and do hereby transfer and convey unto the said James F. Scherer and wife, Patricia A. Scherer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 224 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee. Said Lot fronts 90 feet on the west side of Edwin Warner Drive and extends back 183 feet on the north line and 147.9 feet on the south line to a dead line and measures 147 feet thereon.

Being the same property conveyed to Prince McDavid and wife, Betty W. McDavid by deed from Robert B. Miller and wife, Elsa M. Miller of record in Book 4707, page 559, said Register's Office.

This conveyance is subject to the recorded plan in Book 3600, pages 12, 13 and 14, shows Owner's Certificate, a 30-foot setback line from Edwin Warner Drive, drainage and utility easement 40 feet wide near the south side line, increasing to 62 feet in width at the north side line across the rear of the lot, and an anchor easement 2½ x 25 feet at the north front corner; and restrictions in Book 3466, page 89, originally applicable to Triangle Ranchland, Sec. I, but subsequently made applicable to Sec. I Warner Park Valley, of record in Book 3600, pages 12, 13 and 14 by an instrument of record in Book 3577, page 511, which instrument also amended paragraph 15, Sec. B of said restrictions and were further amended by instrument of record in Book 3702, page 465, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 20th day of April 19 79

Affiant James F. Scherer

My commission expires: 4/15/82 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

unimproved ( )
This is improved (X) property, known as 1009 Edwin Warner Drive, Nashville, Tennessee 37205 DAVIDSON
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th *day of* April *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Prince McDavid

Betty W. McDavid

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Prince McDavid and wife, Betty W. McDavid

*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 20 *day of* April, *19* 79

Nancy L. Kota *Notary Public*

Commission expires 4/18/82

NANCY L. KOTA 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 .....

7836 04/23 172.70- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 (-230.80)

WARRANTY DEED

FROM
Prince McDavid and wife,
Betty W. McDavid
TO
James F. Scherer and wife,
Patricia A. Scherer

F. 2 5 4 8 4

IDENTIF. REFERENCE

APR 23 1 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5424 PAGE 940

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67000.00- CO	
			174.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 178.70-	
7836A04/23/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 4 8 4

IDENTIF. REFERENCE

Apr 23 1 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679129