WARRANTY DEED

BOOK 5528 PAGE 345

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Kerr and Robert A. Mallory, JR.	same as new owner	Map 93-15; parcels 253 - 256; 15W 3640; 15W 3675; 15W 3680; 15W 3685
(NAME)	(NAME)	
2 & 6C Franklin Rd	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville TN.		
(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 the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, SAUL SCHMIDT and wife, EDITH SCHMIDT, hereinafter called the *grantors, have bargained and sold, and by these presents do transfer and convey unto the said* CHARLES E. KERR and ROBERT A. MALLORY, JR. *their heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Land in Davidson County, Tennessee, being Lots Nos. 55, 56, 57 and a part of Lot No. 58 on the Plan of Isaac Pauls' Elysian Grove, of record in Plan Book 1, page 134, Chancery Court at Nashville, described as follows:

Beginning at a point in the westerly margin of 3rd Avenue, South, formerly College Street, at the south line of Petway Street or Hills Alley; thence southerly with the westerly margin of 3rd Avenue, South 132 feet to a point, being the northwest corner of William Metz lot; thence westerly with said Metz' north line, 135 feet, more or less, to an alley; thence with the easterly margin of said alley, northerly 132 feet to the south line of Petway Street or Hills Alley; thence with the southerly line of said alley, easterly 135 feet, more or less, to the beginning.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 59 and the southerly 18 feet of Lot No. 58 on the Plan of Paul's Elysian Grove Subdivision, of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said Lot No. 59 and said part of Lot No. 58 front, together 68 feet on the westerly margin of Third Avenue, South, formerly College Street, and extends back between parallel lines 135 feet, more or less, to an alley.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

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

Affiant

My commission expires: _____

(Affix Seal)

Notary Public

TRACT NO. 3: Land in Davidson County, Tennessee, being Lots Nos. 60, 61 and the northerly part of Lot 62, in Isaac Paul's Elysian Grove Plan, as of record in Plan Book No. 1, page 134, in the Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the westerly side of Third Avenue, South, formerly College Street and runs back between parallel lines 132 feet, more or less, to an alley.

Said Lot No. 61 fronts 50 feet on the west side of Third Avenue, South, formerly College Street, and runs back between parallel lines 138 feet to an alley.

Said northerly part of Lot 62 fronts 35 feet on the westerly side of Third Avenue, South and runs back between parallel lines 137 feet to an alley.

Being the same property conveyed to Saul Schmidt and wife, Edith Schmidt by deed from Vendor MFRS, Inc., a Tennessee corporation of record in Book 4191, page 755,Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 935 3rd Avenue, South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Kerr and Robert A. Mallory, Jr., *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.*

And we *do further covenant and bind* ourselves and 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.*

Witness our *hands this* 5th *day of* November, *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.*

Saul Schmidt
SAUL SCHMIDT
Edith Schmidt
EDITH SCHMIDT

THIS INSTRUMENT WAS PREPARED BY:

THIS INSTRUMENT PREPARED BY
CHARLES P. CRON, ATTORNEY AT LAW
223 MADISON STREET
MADISON, TENNESSEE 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saul Schmidt,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 6th day of November, 1979.

Charles P. Cates, Notary Public.

Commission Expires 11-7-79

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Schmidt,

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 Hallandale, this 6th day of November, 19 79.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 31 1982
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Donna K Kiraly, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF

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

SAUL SCHMIDT et ux

TO

CHARLES E. KERR and

ROBERT A. MALLORY, JR.

TITLE INSURED BY POLICY NUMBER:



Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE
Company of New York

5052 11/12/79 CHECK

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F.62869

IDENTIF. REFERENCE

Nov 12 1 33 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5528 PAGE 349

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

155000.00- CO
403.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 415.50-
5052A11/12/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.62869

IDENTIF. REFERENCE T

Nov 12 1 33 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 724956