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

WARRANTY DEED

BOOK 5642 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald L. Shultz and wife,	PAT SHULTZ	142-11-158
Hazel (NAME) Shultz	(NAME)	
7214 Mark Drive	5039 HILLSBORO RD #104	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	NASHVILLE, TN 37215	
(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 Donald L. Shultz and wife, Hazel Shultz and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John W. Molteni and wife, Jeanette C. Molteni

have this day bargained and sold, and do hereby transfer and convey unto the said Donald L. Shultz and wife, Hazel Shultz *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Valley West, Section 7, as of record in Book 5210, page 42, Register's Office for said County.

Said Lot No. 12 fronts 103.48 feet on the westerly side of Mark Drive and extends back 170.51 feet on the north line and 162.09 feet on the south line to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to John W. Molteni and wife, Jeanette C. Molteni by deed from Burch & Associates, of record in Book 5287, page 383, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5210, page 42, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building set-back line from Mark Drive, a public utility and drainage easement of 10 feet and a 10-foot slope and drainage easement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 21 day of AUGUST 19 80

Affiant Pat Shultz

My commission expires: 4.18.82 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 7214 Mark Drive, Nashville, Tennessee 37211
(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 1980 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 21st *day of* August *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Molteni

Jeanette C. Molteni

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOYA *a Notary Public in and for said County and State,* John W. Molteni and wife, Jeanette C. Molteni

*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* 21 *day of* AUGUST, *19* 80

Notary Public

Commission expires 4-18-82

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 .....

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-23837

WARRANTY DEED

FROM
John W. Molteni and wife,
Jeanette C. Molteni

TO

Donald L. Shultz and wife,
Hazel Shultz

G 0 4 2 9 5

IDENTIF. REFERENCE

AUG 26 9 13 AM '80

FELIX A. GILSON REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

160[illegible].00- CO
41.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
8001A08/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 4 2 9 5

IDENTIF. REFERENCE

Aug 26 9 13 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775998