1371 02/24 7.80- CASH

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

Hugh S. Schmidt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Feb. 1981.

Bobby D. Dow
Notary Public

MY ~~COMMISSION EXPIRES~~: _____

(~~AFFIX SEAL~~) Deputy Register

THIS INSTRUMENT WAS PREPARED BY

James C. Vance, attorney, 237 Old Hickory Blvd., Nashville, TN 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rand ll S. Schmidt (NAME)	Same (NAME)	21 map
6401 Old Clarksville Pk (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72 parcel
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Hugh S. Schmidt and wife, Lady Claire Schmidt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall S. Schmidt (single person)

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:

In the 14th Civil District of Davidson County, being a portion of the same property conveyed to Hugh S. Schmidt and wife, Lady Clair Schmidt of record in Book 2143, page 337, Davidson County Register Office.

BEGINNING at a point in the center of Old Nashville-Clarksville Pike said point being located S. 77 deg. 33 min. W. 184.93 feet from the westerly right of way of State Highway 41; thence, from the beginning S. 12 deg. 33 min. W. 260.62 feet to a point; thence, S. 17 deg. 07 min. W. 273.28 feet to a point; thence, S. 21 deg. 54 min. W. 213.76 feet to a point; thence, S. 12 deg. 45 min. W. 157.45 feet to a point; thence, S. 5 deg. 45 min. W. 210.00 feet to a point; thence, S. 12 deg. 48 min. E. 171.03 feet to a point; thence, N. 55 deg. 28 min. E. 239.39 feet to an iron pin; thence, S. 19 deg. 00 min. E. 281.00 feet to a post; thence, S. 55 deg. 58 min. W. 534.20 feet to an iron axle; thence, N. 0 deg. 17 min. W. 318.95 feet to a tree; thence, N. 54 deg. 00 min. E. 95.30 feet to a 12 inch poplar; thence, N. 12 deg. 48 min. W. 209.88 feet to a point; thence, N. 5 deg. 15 min. E. 107.00 feet to a point; thence, N. 3 deg. 00 min. E. 313.00 feet to a point; thence, N. 84 deg. 19 min. E. 80.59 feet to a point; thence, N. 21 deg. 54 min. E. 178.76 feet to a point; thence, N. 17 deg. 07 min. E. 273.28 feet to a point in the center of said Old Nashville-Clarksville Pike; thence, with the center pf saod road Sc 86 deg. 13 min. E. 50.59 feet to the beginning, containing 5.06 acres more or less, according to a survey made by Ray G. Cole, Surveyor, July 7, 1977, Job number 78-073.

This is ( ) unimproved ( ) improved property, known as 6401 (House Number) Old Clarksville Pike (Street), Joelton (P. O. Address), Tenn. (City or Town) 37080 (Postal Zip)

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 our hand s this 24 th day of February, 19 81

Hugh S. Schmidt Hugh S. Schmidt

Lady Clair Schmidt Lady Claire Schmidt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Rob R Nichols, a Notary Public in and for said County and State, the within named Hugh S. Schmidt and wife, Lady Claire Schmidt

the 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 24 day of Feb 1981

Rob R Nichols
Notary Public

Commission expires
My Commission Expires October 18, 1981

ROB R. NICHOLS 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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 HUGH S. SCHMIDT, ET UX

TO RANDALL S. SCHMIDT (single person)

G 30513

IDENTIF. REFERENCE

FEB 24 2 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			500.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	7.80-
1371	A02/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63051 3

IDENTIF. REFERENCE

FEB 24 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808207