WARRANTY DEED

BOOK 5780 PAGE 134

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald A. Schlitz, Jr. (NAME)	Same as new owner (NAME)	Map 103-12
311 Lauderdale Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 98
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	26W 4095

FOR AND IN CONSIDERATION of the sum of ----------SEVENTY THOUSAND TWO HUNDRED ----------AND 00/100---------- *Dollars,*

($70,200.00), cash in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, FIRST AMERICAN BANK OF NASHVILL N.A., EXECUTOR UNDER THE WILL OF MARGARET THOMASSON, DECEASED (the "GRANTOR"), ----------

~~has~~ *this day bargained and sold, and* ~~do~~ *hereby transfer and convey unto the said* DONALD A. SCHLITZ, JR.

certain real estate in Davidson *County, Tennessee, as follows:* his ~~heirs~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 6 of Block "G" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 6 fronts 65 feet on the northerly side of Lauderdale Road and runs back 149.18 feet on the westerly line and 164 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Margaret Thomasson by deeds from I. C. Thomasson of record in Book 4014, page 584, Register's Office for Davidson County, Tennessee; and E. I. Woodside, et al of record in Book 1759, page 521, said Register's Office; the said Margaret Thomasson having died testate on July 6, 1980, in Nashville, Davidson County, Tennessee, and said property now being vested in First American Bank of Nashville, N.A., Executor under the Will of Margaret Thomasson, deceased as of record in Will Book 131, page 174, County Court for Davidson County, Tennessee.

FIRST AMERICAN BANK OF NASHVILLE, N.A. executed this instrument solely in its fiduciary capacity and not individually, and the warranties made by ~~it are limited to those warranties which it can and should make in~~ **

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 70,200.00

Subscribed and sworn to before me, this the 6th day of August 19 81

Affiant

My commission expires: 4-22-85
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 311 Lauderdale Road, Nashville, TN
(House Number) (Street) P. O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

DONALD A. SCHLITZ, JR.,

his ~~successors~~ *heirs and assigns forever.* it *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenants and binds* itself and its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* DONALD A. SCHLITZ, JR.,

his ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 6th *day of* August, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN BANK OF NASHVILLE, N.A., EXECUTOR UNDER THE WILL OF MARGARET THOMASSON, DECEASED:

By: David P. Rogers

**its fiduciary capacity and not otherwise.

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STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* .....David P. Rogers,..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .him.....*self to be* ....*of the* FIRST AMERICAN BANK OF NASHVILLE, N.A. ....., *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* .....himself *as* .....

Witness my hand and seal, at office in Nashville, Tennessee *this* 6th *day of* August, *19*...81.

Charles P. Cron
.....*Notary Public*

Commission expires 10-15-83.

THIS INSTRUMENT WAS PREPARED BY:

CHARLES P. CRON
Attorney at Law
223 Madison Street
Madison, Tennessee 37115

G 5.4.3 7 0

RUSH

IDENTIF. REFERENCE

AUG 7 2 56 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
FIRST AMERICAN BANK OF NASHVILLE, N.A., EXECUTOR UNDER THE WILL OF MARGARET THOMASSON, DECEASED

TO
DONALD A. SCHLITZ, JR.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizure

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York

1212 83-67 189.83 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5780 PAGE 136

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
			70200.00- CO	
			182.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	189.02
			1213A08/07/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.3 7 0

IDENTIF. REFERENCE T

AUG 7 2 56 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836958