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H 0 8 0 4 2

IDENTIF. REFERENCE

SEP 13 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$67,890.89 Nina R. Seese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 82.

Notary Public

MY COMMISSION EXPIRES April 12, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina R. Seese (NAME)	Fidelity Federal Savings & Loan (NAME)	4D-24622
4468 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 75-3
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 65

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, Donald L. Schuler and wife, Martha L. Schuler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nina R. Seese

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 171 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 171 fronts 77.45 feet on the northwesterly side of Baton Rouge Drive and extends back 140 feet on the northeasterly line and 142.38 feet on the southwesterly line to a dead line in the rear and measures 89.42 feet thereon.

BEING the same property conveyed to Donald L. Schuler and wife, Martha L. Schuler by deed from Fischer and Short Construction Company, Inc., of record in Book 4363, page 278, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 4228, page 457, said Register's Office, and other easements and setback lines as shown on the recorded plat.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 4920, page 721, said Register's Office payable to the order of Fidelity Federal Savings & Loan Association, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee herein.

unimproved ( )
This is improved (X) property, known as 4468 Baton Rouge Drive Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (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 hands this 10th day of September, 19 82

DONALD L. SCHULER: Donald L. Schuler, by Vernell Gibbs, Atty-in-Fact

MARTHA L. SCHULER: Martha L. Schuler, by Vernell Gibbs, Atty-in-Fact

STATE OF TENNESSEE }

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

_____

_____

the 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____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE }

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

DONALD L. SCHULER AND WIFE,

MARTHA L. SCHULER

TO

NINA R. SEESE

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernell Gibbs, to me known to be the person who executed the foregoing instrument in behalf of DONALD L. SCHULER AND WIFE, MARTHA L. SCHULER, and acknowledged that she executed the same as the free act and deed of said Donald L. Schuler and wife, Martha L. Schuler.

Witness my hand and official seal at Hermitage, Tennessee, this 10th day of September, 1982.

Notary Public

My Commission Expires: April 17, 1983

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

RECEIVED OF _____

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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

67690.89 CO
176.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 183.04
8261A09/13/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 0 4 2

IDENTIF. REFERENCE

SEP 13 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924450