WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Milton W. Smith, Jr., Atty.
221 Continental Plaza
Nashville, Tennessee 37215

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6747

10/20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Wayne P. Schraw Ms. Carol J. Schraw (NAME)	First Tennessee Bank N.A. Memphis (NAME)	83-2
2011 Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	271 and 325 FB# 27W-23835
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB# 27W-04927

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, DONNA G. DUFF a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE P. SCHRAW a single man and CAROL J. SCHRAWa single woman , as joint tenants with the right of survivorship, and not as tenants in common,

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

Two tracts or parcels of land in Davidson County, Tennessee, as follows:

TRACT NO. 1:

Being Reserved Parcel "A" on the Plan of Greenwood Manor, as of record in Plat Book 3700, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Tract No. 2:

Being part of Lot No. 15 on the Plan of Brownsville, of record in Plat Book 21, page 9, Register's Office for said County, according to a survey made by John Kohl, surveyor, dated March 14, 1977, more particularly described as follows:

Beginning at a point the common corner of Greenwood Avenue and Greenwood Court being the northwest quadrant; thence with the northerly margin of Greenwood Avenue, westerly 93.0 feet; thence northerly 269.0 feet; thence easterly 84 feet to the margin of Greenwood Court; thence southerly with said margin 4.1 feet to a monument; thence continuing southerly with said margin, 39.9 feet; thence continuing 226.2 feet to the point of beginning.

Being the same property conveyed to Donna G. Duff by deed from Richard A. Hayley and wife, Jackie K. Hayley, of record in Book 5341, page 630, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 3886, page 340; and (3) All matters appearing on the Plans of record in Plat Book 3700, page 6, and Plat Book 21, page 9, said Register's Office.

Jerry Duff, husband of Donna G. Duff, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

unimproved ( )
This is improved(X) property, known as 2011 Greenwood Avenue Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of January, 19 83

Donna G. Duff
DONNA G. DUFF

Jerry Duff
JERRY DUFF

OFFICIAL RECEIPT

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna G. Duff and husband, Jerry Duff the bargainors, 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 28th day of January, 19 83.

My commission expires 4-17-83 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FILED
FEB 1 3 11 PM '83
IDENTIF. REFERENCE
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

H 2 9 0 6 4 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Wayne P. Schraw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1983

MY COMMISSION EXPIRES: 4-17-83
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONNA G. DUFF and

husband, JERRY DUFF

TO

WAYNE P. SCHRAW and

CAROL J. SCHRAW

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

56000.00- CO
145.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
4749A02/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29049

IDENTIF. REFERENCE

FEB 1 3 11 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 927000