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

BOOK 6021 PAGE 789

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas C. Schaeffer | Third National Mortgage Company | Map 131-3 |
| (NAME) 2002 Overhill Drive | (NAME) P. O. Box 2628 | Parcel 59 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (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 Thomas C. Schaeffer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, John C. Schroer and wife, Marianne Schroer

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas C. Schaeffer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Overhill Drive, as shown on the Plan of J.G. Grissim's Subdivision, of record in Book 1424, page 36, said Register's Office, the said point being at the easterly margin of a 20 foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, page 66, said Register's Office, thence north along said 20 foot reserved strip 217.79 feet more or less, to a point in the south line of the Welch property; thence easterly along Welch's line 60 feet to the west line of the N.W. Holbrook property (purchased from S.H. Sanders and wife, in 1951); thence south 217.79 feet, more or less, along the Holbrook property, to the northerly margin of Overhill Drive; thence along the northerly margin of Overhill Drive, westerly 60 feet to the beginning.

Being the same property conveyed to John C. Schroer by deed from L. Garner McDonald and wife, Ellen M. McDonald, of record in Book 5605, page 221, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 15th day of March, 19 83

Affiant Thomas C. Schaeffer

My commission expires: 4/9/84 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 2002 Overhill Drive, Nashville, Tennessee 37215
(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 1983 taxes which are prorated and assumed by the purchaser.

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 15th day of March, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Schroer

Marianne Schroer

BOOK 6021 PAGE 730

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* John C. Schroer and wife, Marianne Schroer

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

*Witness my hand and official seal at* Nashville, *Tennessee this* 15th *day of* March, *19*83.

Mary Emery
*Notary Public*

*Commission expires* 4/5/84

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*.....

H 3 6 4 2 2

IDENTIF. REFERENCE

MAR 16 12 03 PM '83

FELIX [illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
John C. Schroer, et ux

TO
Thomas C. Schaeffer

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G-341758

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6021 PAGE 791

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 72000.00- CO | |
| | | | 187.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 193.70- |
| | | | 3637A03/16/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 4 2 2

T
IDENTIF. REFERENCE

MAR 16 12 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935576