Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee, 37238

6CY35

BOOK 6239 PAGE 887

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph E. Schuller Jeanne C. Schuller (NAME)	Central Bank of the South (NAME)	
1916 19th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-12
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 190

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Ralph E. Schuller and wife, Jeanne C. Schuller and other good and valuable considerations accepted as cash the receipt of all of which is acknowledged and for a further consideration Ralph E. Shuller and wife Jeanne C. Schuller have assumed and agreed to pay the unpaid balance of the original indebtedness secured by an installment deed recorded in Book 5675, at page 904, Register's Office for Davidson County, Tennessee.

R. Steve Sims and wife, Terry G. Sims

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph E. Schuller and wife, Jeanne C. Schuller *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

Land in Davidson County, Tennessee, being the north 40 feet of Lot No. 47 and the south 20 feet of Lot No. 48 on the Plan of Christopher & Kirkman's Belmont Park Addition to Nashville, as of record in Book 57, page 158, Register's Office for said County.

Said parts of said lots front together 60 feet on the east side of 19th Avenue South, formerly Avondale Avenue, and run back between parallel lines 159 feet to an alley.

Being the same property conveyed to R. Steve Sims and wife, Terry G. Sims, by deed from John M. Ferguson and Martha Cook and husband, Jack E. Cook, of record in Book 5675, page 904, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,900.00

Subscribed and sworn to before me, this the 22nd day of February 19 84

Affiant

My commission expires: 11-1-87
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 1916 19th Avenue South (House Number) (Street) Nashville, Tennessee 37206 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.

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 22nd *day of* February 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. Steve Sims

Terry G. Sims

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Susan B. Patton, *a Notary Public in and for said County and State,* R. Steve Sims and wife, Terry G. Sims

the within named 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* 22nd *day of* February, *19* 84.

Susan B Patton *Notary Public*

Commission expires 11-1-87

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 .....

6480 02/29 185.64 CHECK

WARRANTY DEED

FROM

R. Steve Sims, etux

TO

Ralph E. Schuller, etux

PLEASE RETURN TO
CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

I 0 5 7 9 6

IDENTIF. REFERENCE

FEB 29 3 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

(FICIAL 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
			68900.00- CAMT.	
			179.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	185.64-
6480A	02/29/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 6
I O 5

IDENTIFICATION REFERENCE

FEB 29 9 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16586