VIII/SA2

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

BOOK 6244 PAGE 191

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Steven F. Diggs et ux	SAME	6DU-56748
5621 Cloverland Drive		160-162
Brentwood TN 37027		

For and in consideration of the sum of ONE HUNDRED FORTY FIVE THOUSAND ($145,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, LARRY LAWRENCE SCHMITTOU and wife, SHIRLEY ANN SCHMITTOU, hereinafter referred to as the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEVEN F. DIGGS and wife, BONITA L. DIGGS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Brentwood Gardens, as of record in Book 1130, page 16, Register's Office for said County.
>
> Said Lot No. 26 fronts 150 feet on the westerly side of Cloverland Drive and runs back 399.3 feet on the southerly line and 395.1 feet on the northerly line to a line in the rear, which measures 150.0 feet.
>
> Being the same property conveyed to Larry Lawrence Schmittou and wife, Shirley Ann Schmittou, by deed from W. J. Vaughn, a widower, of record in Book 4961, page 550, Register's Office for Davidson County, Tennessee.

This is unimproved( ) improved (X) property, known as 5621 Cloverland Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

03/07 393.50- CHECK

3109

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of March 1984.

X Larry Lawrence Schmittou
LARRY LAWRENCE SCHMITTOU

X Shirley Ann Schmittou
SHIRLEY ANN SCHMITTOU

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 LARRY LAWRENCE SCHMITTOU and wife, SHIRLEY ANN SCHMITTOU, 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 2nd day of March 1984.

John R. Reynolds
Notary Public

My commission expires 21 July 1984

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $145,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of March 1984.

John R. Reynolds
Notary Public

My commission expires: 21 July 1984

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

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IDENTIF. T REFERENCE

MAR 7 10 03 AM '84

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			45000.00-	CAMT.
			377.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 383.50-
			8109A03/07/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 1 7 0

IDENTIF. REFERENCE

MAR 7 10 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18167