#3582

WARRANTY DEED

3073

12/04 157.30 CHECK

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Attorney
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6438 PAGE 820

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter F. and Mary P. Schatz (NAME)	New Owner (NAME)	Map 104-2
211 29th Avenue, N. (STREET ADDRESS OR ROUTE NUMBER)	2039 Priest Road (STREET ADDRESS)	Parcel 266
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	21W-11455

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, JAMES W. BROSNAN and wife AMELIA E. HENCHEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER F. SCHATZ and wife MARY P. SCHATZ

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:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 9 and the southerly 50 feet of the easterly 30 feet of Lot No. 10 on the Plan of the W. W. Crandall's Subdivision of Lot No. 39, Boyd Cockrill Spring Tract, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 9 and 10 fronts 50 feet on the westerly side of 29th Avenue North, formerly Vernon Street, and runs back between parallel lines, with the northerly margin of an alley, 80 feet to a dead line.

Being the same property conveyed to James W. Brosnan and wife, Amelia E. Henchey by deed from Centennial Park West Properties of record in Book 5598, page 878, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 21, 1979, in the original principal sum of $28,000.00, payable to Alice W. Spence in monthly installments, including interest as set forth in said note, and being secured by an installment deed of record in Book 5454, page 464, said Register's Office.

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
Dec 4 9 46 AM '84

IDENTIF. REFERENCE

16748 0

unimproved ( )
This is improved (XX) property, known as 211 29th Avenue, N. Nashville, TN 37203

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 29th day of November, 1984

James W. Brosnan by H. C. Hood Attorney in Fact
JAMES W. BROSNAN

Amelia E. Henchey by H. C. Hood Attorney in Fact
AMELIA E. HENCHEY

Attorney-in-Fact for the said James W. Brosnan and wife, Amelia E. Henchey, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

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

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ 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, or proved to me on the basis of satisfactory evidence, 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 1984, before me personally appeared Hugh C. Howser, Jr., to me known or proven to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of James W. Brosnan and wife, Amelia E. Henchey, and acknowledged that he executed the same as the free act and deed of the said James W. Brosnan and wife, Amelia E. Henchey.

Witness my hand and seal at office in Nashville, Tennessee this 29th day of September, 1984.

My commission expires: 1/20/85

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 84

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES W. BROSNAN
and wife
AMELIA E. HENCHEY

TO

WALTER F. SCHATZ
and wife
MARY P. SCHATZ

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6438 PAGE 822

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
			58000.00- CAMT.	
			150.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED.	
			CHECK 157.30-	
2073A	12/04/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

167480

IDENTIF. REFERENCE

DEC 4 9 46 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0089986