THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Howard M. Schwartz et ux
1105 Silverleaf Terrace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
The Lomas & Nettleton Co.
4460 Corporation Lane
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
9D77323
141-C-1

BOOK 6439 PAGE 104

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven R. Magee and wife, Rita Gaye Magee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Howard M. Schwartz and wife, Debra G. Schwartz hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 209 on the plan of Phase "8", Rolling River Estates, of record in Book 5800, page 148, Register's Office for said County.

SAID Lot No. 209 fronts 78.78 feet on the northwesterly margin of Silverleaf Terrace and extends back 167.8 feet on the northeasterly line and 162.04 feet on the southwesterly line to a dead line in the rear, measuring 93.0 feet thereon.

BEING the same property conveyed to Steven R. Magee and wife, Rita Gaye Magee by deed from Allen Earps Builders, Inc., of record in Book 6284, page 890, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4892, page 689, and By-Laws, which contain restrictive covenants and other matters of record in Book 4892, page 679, and restrictions of record in Book 4788, page 950, and amended in Book 4871, page 640, and all made applicable in Book 6001, page 401, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1105 Silverleaf Terrace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of December, 1984.

Steven R. Magee

Steven R. Magee

Rita Gaye Magee

Rita Gaye Magee

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Tarrant

On this 1st day of December, 1984, before me personally appeared Steven R. Magee and wife Rita Gaye Magee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

My Commission Expires: January 31, 1985

Alice B. Otis
Notary Public

Affix Seal

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6139 PAGE 105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of November, 1984.

My Commission Expires: 10-2X-88

_____
Notary Public

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T
IDENTIF. REFERENCE

Dec 4 1 05 PM '84

REGISTER
DAVIDSON COUNTY, TN

2222 12/04 253.90- CHECK

WARRANTY DEED

from:
Steven R. Magee et ux

to:
Howard M. Schwartz et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

Return to rm

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6439 PAGE 106

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
			99000.00-	CAMT.
			257.40	CSTAX
			.50	PRFEE
			6.00	WDEED.
				CHECK 263.90-
2222A	12/04/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

167577

IDENTIF. REFERENCE

DEC 4 1 06 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0090133