FILE IN BOX #4

FORM NO. WD-1
#84-12-24

BOOK 6456 PAGE 832

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 84

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLEN N. KIZZEE (NAME)	Eagle Mortgage and Investment Company (NAME)	
305 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	95-8-67
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	3DZ-12640

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, WE, RALPH E. SCHULLER and JEANNE C. SCHULLER, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN N. KIZZEE and PENNY M. KIZZEE, his wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 158 on the Plan of Eva-Mor Heights, Section 2, of record in Book 1835, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 55.00 feet on the northeasterly side of Tamworth Drive and extends back 160.61 feet on the northwesterly line and 223.87 feet on the southeasterly line to a dead line in the rear, measuring 117.00 feet thereon.

Being the same property conveyed to Ralph E. Schuller and wife, Jeanne C. Schuller, by deed from the Heirs-at-Law of Darleen W. Sexton of record in Book 5745, page 681, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

I.7.2380

IDENTIF. REFERENCE

DEC 26 10 19 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 305 Tamworth Drive (House Number) (Street) Nashville, Tennessee 37214 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand this 17th day of December, 19 84

Ralph E. Schuller
RALPH E. SCHULLER

Jeanne C. Schuller
JEANNE C. SCHULLER

12/26 #10 24 - CHECK

3167

STATE OF TENNESSEE
Davidson County

BOOK 6456 PAGE 833

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH E. SCHULLER and wife, JEANNE C. SCHULLER,

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1984.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
RALPH E. SCHULLER

TO
ALLEN N. KIZZEE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

39900.00- CAMT.
103.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.24-
8167A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2 3.8 0

IDENTIF. REFERENCE

DEC 28 10 19 AM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 95918