ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
William Peter Schoenly	same	Map 91-2
5405 California Avenue	Same	Parcel 325
Nashville, TN 37209	Same	12W 23040

WARRANTY DEED BOOK 6463 PAGE 319

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5913, Page 925, Register's Office for Davidson County, Tennessee, to secure to Judy Russell, the original principal amount of $16,400.00, payable as therein specified, we, Samuel M. McCord and wife, Paula K. McCord, have bargained and sold, and by these presents do transfer and convey unto the said William Peter Schoenly, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1310 and 1312 of Block No. 45 on Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1310 and 1312 front 25' each on the southerly side of California Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Samuel M. McCord and wife, Paula K. McCord by deed from Willie Mae Chandler, unmarried of record in Book 5913, Page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 5405 California Avenue, Nashville, TN 37209

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.

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 29th day of ~~November~~ Nov., 1984

/s/ Samuel M. McCord
Samuel M. McCord

/s/ Paula K. McCord
Paula K. McCord

CHECK
12/31 $3.90-
3785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6463 PAGE 320

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL M. McCORD AND WIFE PAULA K. McCORD, the bargainor(s), 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 29th day of ~~November~~ December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-18-84

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is ~~greater~~, for this transfer is $ 19,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF ~~NOVEMBER~~ December, 1984.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES:~~

I 7 3 6 8 4

IDENTIF. REFERENCE

DEC 31 12 30 PM '84

FEE(S) RECORDED & REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

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

RECEIVED OF _____

FOR _____

BOOK 6463 PAGE 321

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
			19000.00- CAMT.	
			49.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	55.90-
			9785A 12/31/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 6 8 4

IDENTIF. T REFERENCE

DEC 31 12 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97506