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

ADDRESS NEW OWNER:
Norma J. Steinkerchner
310 South Wilson Blvd.
Nashville, TN. 37205

SEND TAX BILLS TO:
Commerce Union Bank
One Commerce Pl,
Real Estate Div
Nashville, TN. 37239

MAP-PARCEL NUMBERS:
24W-6515
MAP 104-10
PARCEL 182

BOOK 6477 PAGE 504

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, JOAN SCHAFFNER, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NORMA J. STEINKERCHNER hereinafter called the Grantee, Grantee's 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. A in Block 4 on the plan of a Subdivision of Lot No. 11 in Block No. 1, Lots No. 12 and 13 in Block No. 3, and Lots No. 12 and 13 in Block No. 4 in Fairfax Place, of record in Book 547, page 77, Register's Office for said County.

SAID Lot No. A of Block 4 fronts 56.07 feet on the southerly margin of Acklen Avenue and extends back 162.38 feet on the easterly line and 163.67 feet on the westerly line to a dead line in the rear, measuring 54.84 feet thereon.

BEING the same property conveyed to Joan Schaffner by Installment Deed from Marion E. Ring, a widow, of record in Book 5756, page 48, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to an easement of record in Book 1163, page 128, said Register's Office.

This instrument is being executed on behalf of Joan Schaffner by Emily S. Gibbs as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 3107 Acklen Avenue, Nashville, TN. 37205.

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 14th day of January, 1985

Joan Schaffner
Joan Schaffner
BY: Emily S. Gibbs, Attorney in Fact

IDENTIF. REFERENCE

JAN 18 11 24 AM '85
DAVIDSON COUNTY, TN
REGISTER

17.78.09

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, 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_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

6477 01/18/85 0-40 CHECK

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,500.00.

Jack W. Boone
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1985

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Emily S. Gibbs with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Joan Schaffner as her Attorney in Fact as the free act and deed of the within named Joan Schaffner.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

Nov 1, 1987

WARRANTY DEED

from:

Joan Schaffner, unmarried

to:

Norma J. Steinkerchner

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

BOOK 6477 PAGE 506

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Emily S. Gibbs

Affiant Emily S. Gibbs

Sworn to and subscribed before me this 14th day of Jan, 1985.

Christy Williams Kelley
Notary Public

My Commission Expires: Nov 4, 1987

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____ BOOK 6477 PAGE 507

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

76500.00- CAMT.
198.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 208.40-
4767A01/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 8 0 9

IDENTIF. REFERENCE

JAN 18 11 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102355