Bo1

Nashville, TN 37201
615/255-7496

# WARRANTY DEED

BOOK 6496 PAGE 195

| NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Gary Schmidt and<br>R. E. Schmidt<br>584 Roxanne Drive<br>Antioch, TN 37013 | Noel-Palmer Mortgage Co.<br>One Commerce Place<br>Nashville, TN 37239 | Map 162-10<br>Parcel 136<br>5DU-61297 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of the balance of a note secured in a deed of trust of record in Book 4934, page 834, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, Michael Ray Locke and wife, Janice S. Locke, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto R. E. Schmidt* hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

* and Gary Schmidt

Land in Davidson County, Tennessee, being Lot No. 136 on the plan of Brookview Estates, Section 2, of record in Plan Book 4460, page 163, Register's Office for said County.

Said Lot No. 136 fronts 75.00 feet on the northerly margin of Roxanne Drive and extends back 191.32 feet on the easterly line and 231.11 feet on the westerly line to a dead line in the rear, measuring 84.90 feet thereon.

Being the same property conveyed to Michael Ray Locke and wife, Janice S. Locke, by deed of record in Book 5351, page 530, Register's Office for Davidson County, Tennessee.

This is improved property known as 584 Roxanne Drive, Antioch, TN 37013.

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, his heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, his 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 hands this 19th day of February, 1985.

Michael Ray Locke

Michael Ray Locke

Janice S. Locke

Janice S. Locke

STATE 172.80- CHECK
1842 5
IDENTIF. REFERENCE
FEB 20 3 29 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
3570

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Ray Locke and wife, Janice S. Locke, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of February, 1985.

Gail H. Moore
Notary Public
My Commission expires: 7-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,825.62.

Affiant

Sworn to and subscribed before me this 19th day of February, 1985.

Gail H. Moore
Notary Public
My Commission expires: 7-18-87

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6496 PAGE 197

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

63825.62- CAMT.
165.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.38-
2570A02/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1842 5

IDENTIF. REFERENCE

FEB 20 9 25 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109928