This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 156-2-61 | Mr/Mrs Paul J.Schmitt | Mortgage Corp. of South<br>2119 Sixth Avenue, North<br>P.O.Box 10726<br>Birmingham, Alabama 35202 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 101947 |
| 9D-28829 | 776 Harpeth Bend Drive | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note dated March 31, 1978, in the original principal sum of $50,000.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by William S. Stamps and wife, Beverly Stamps, to Lawrence Z. Crockett, Trustee, as of record in Book 5268, page 768,

BOOK 6504 PAGE 430

WILLIAM S. STAMPS and wife, CATHERINE C. STAMPS and BEVERLY STAMPS, UNMARRIED
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL J. SCHMITT and wife, ANN T. SCHMITT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 372 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15.

Said Lot No. 372 fronts 80 feet on the westerly side of Harpeth Bend Drive and extends back 197.6 feet on the northerly line and 200 feet on the southerly line, to a dead line measuring 65.9 feet thereon.

Being the same property conveyed to William S. Stamps and wife Beverly Stamps, by deed from Robert J. Trace, Jr., and wife, Ellen M. Trace, as of record in Book 5268, page 766, the said parties having since been divorced and the said William S. Stamps having married Catherine C. Stamps.

This conveyance is made subject to restrictions of record in Book 3857, page 858 as made applicable in Book 4237, page 179.

Catherine C. Stamps joins in this instrument for the purpose of conveying any and all right, title and interest she may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1985 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of March, 1985.

William S. Stamps
William S. Stamps

Beverly Stamps
Beverly Stamps

Catherine C. Stamps
Catherine C. Stamps

6020 03/05 839.84 - CHECK

BOOK 6504 PAGE 431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William S. Stamps and wife, Catherine C. Stamps and Beverly Stamps, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of March, 1985.

My commission expires: 4-20-86

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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

$ 85,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1985

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WILLIAM S. STAMPS AND BEVERLY STAMPS

TO

PAUL J. SCHMITT AND WIFE

187089

IDENTIF. REFERENCE

MAR 5 3 26 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Bk 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6504 PAGE 432

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 85900.00 CO- | CANT- |
| | | | 223.34 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 829.84- |
| | | | 6020A03/05/85 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 8 7 0 8 9

IDENTIF. REFERENCE

MAR 5 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 113285**