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

6048

ADDRESS NEW OWNER:
James F. Scherer
1009 Edwin Warner Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Third National Mortgage
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
25W-3550
103-4-328

BOOK 6558 PAGE 808

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,

Sue Leonard, single

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James F. Scherer and wife, Patricia A. Scherer

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. 35 on the map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for said County.

SAID Lot No. 35 fronts 50.6 feet on the northerly margin of Media Street and extends back 204 feet on the easterly line and 195.3 feet on the westerly line to the southerly margin of Wyoming Avenue, measuring 50 feet thereon.

BEING the same property conveyed to Sue Leonard by deed from Robert P. Travis and William Ronald Travis, of record in Book 5277, page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 5328, page 844, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 4102 Media Street, Nashville, Tennessee 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 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 May, 1985.

Sue Leonard

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of May, 1985, before me personally appeared Sue Leonard, 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 her free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

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___.

BOOK 6558 PAGE 809

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 37,900.00.

James F. Scherer
Affiant

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

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

J 0 5 4 5 6

IDENTIF. T REFERENCE

MAY 16 2 00 PM '85

FELIX A. DOUGLAS REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Sue Leonard

to:
James F. Scherer and wife, Patricia S. Scherer

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23555)

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6558 PAGE 810

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

37900.00- CAMT.
98.54 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 105.04-
8858A05/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 5 4 5 6

IDENTIF. REFERENCE T

MAY 16 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135520