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File 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Fritz Schubert, Individually and d/b/a Music City Electric 1801 Dickerson Rd. Nashville, Tenn. 37207	Same	Map 43-16 Parcel 13 11D-52145

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Carl H. Bean, Jr., d/b/a Music City Investment Enterprises, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Fritz Schubert, Individually, and d/b/a Music City Electric, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43, Block "B" on the revised plan of MyattEagan Subdivision of record in Book 1424, Page 107, Register's Office for said County.

Said Lot No. 43 fronts 50.0 feet on the westerly margin of Eagan Circle and extends back 199.7 feet on the northerly line and 206.0 feet on the southerly line to a dead line in the rear measuring 50.39 feet thereon.

BEING the same property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed from North Enterprises, Ltd. of record in Book 5698, Page 828, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 1424, page 107, said Register's Office.

It is agreed and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 5525, page 112, said Register's Office.

Belinda H. Bean joins in this conveyance for the purpose of conveying any marital rights she may have in the herein described property.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

The herein described property is conveyed in "As Is" condition.

This is improved property known as 115 Eagan Circle, Madison, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Fritz Schubert, Individually, and d/b/a Music City Electric, his heirs and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

4281 J 0 9 9 4 9

T.
IDENTIF. REFERENCE

JUN 4 10 28 AM '85

REGISTER
DAVIDSON COUNTY, TN

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 on this the 31st day of May, 1985.

Carl H. Bean, Jr. INDV
CARL H. BEAN, JR., Individually

Carl H. Bean, Jr. D/B/A
Music City Investment Enterprises
CARL H. BEAN, JR., d/b/a Music City Investment Enterprises

Belinda H. Bean
BELINDA H. BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $41,800.00.

Fritz Schubert
AFFIANT

Subscribed and sworn to before me on this the 31 day of May, 1985.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 4-17-1988

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 Carl H. Bean, Jr., Individually and d/b/a Music City Investment Enterprises and wife, Belinda H. Bean, the bargainors, 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 31 day of May, 1985.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 4-17-1988.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

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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
			41800.00- CAMT.	
			108.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.18-
4281A06/04/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0994.9

IDENTIF. REFERENCE

JUN 4 10 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140804