FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 6589 PAGE 84

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
S & F Properties (NAME)	Same (NAME)	60-16-37
P. O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DZ07420
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald L. Schuler and wife, Martha L. Schuler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & F Properties a partnership composed of Phil Speer and Gary Foltynewicz

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the plan of Resubdivision of Lot 66 and part of Lot No. 65 Capitol View Subdivision, of record in Book 5190, page 366, Register's Office for said County.

SAID Lot No. 1 fronts 50.26 feet on the easterly margin of Alhambra Circle, and extends back 243.04 feet on the southerly line and 244.71 feet on the northerly line to a dead line in the rear measuring 50.26 feet thereon.

BEING part of the same property conveyed to Donald L. Schuler and wife, Martha L. Schuler by deed from Jack Raymond and wife, Margaret R. Raymond of record in Book 5472, page 593, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument is executed on behalf of Donald L. Schuler and wife, Martha L. Schuler by Danny R. Perry, as their Attorney in Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

unimproved ( )
This is improved (X) property, know as 2709 (House Number) Alhambra Circle (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37207 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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 18th day of June, 19 85.

Donald L. Schuler by Danny R. Perry — Martha L. Schuler by Danny R. Perry

By: Donald L. Schuler
Danny R. Perry, Attorney In Fact

By: Martha L. Schuler
Danny R. Perry Attorney In Fact

RP/LT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Schuler and wife, Martha L. Schuler

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 18th day of June, 19 85.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Donald L. Schuler and wife,

Martha L. Schuler

TO

S & F Properties a partnership composed of Phil Speer and Gary Foltynewicz

FELIX A. WILSON, Register
DAVIDSON COUNTY, TN
JUN 21 2 47 PM 1985

IDENTIF. REFERENCE

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Box 30

J 1 5 0 6 8

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 Danny R. Perry with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Donald L. Schuler and wife, Martha L. Schuler as their Attorney in Fact as the free act and deed of the within named Donald L. Schuler and wife, Martha L. Schuler.

Witnes my hand and official seal at Nashville, Tennessee, this 18th day of June, 1985.

My Commision Expires:

1-19-86

NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

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

19500.00- CAMT.
50.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 57.20-
0742A06/21/85 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 0 6 8

IDENTIF. REFERENCE

JAN 21 2 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147117