BOOK 6763 PAGE 132

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Greggory C. Schuyler, et ux (NAME)	The Richard Gill Company (NAME)	25W-09885
189 53rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 358 (STREET ADDRESS)	103-3-42
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	San Antonio, Texas 78292 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Fifty-Two Thousand Six Hundred Eighty-Five and Fifty-Two/100 ($52,685.52)---------- DOLLARS

the receipt and sufficiency of which is hereby acknowledged, of which Forty-Seven Thousand Two Hundred Eighty-Five and 52/100 Dollars ($47,285.52) is a mortgage assumed and the balance is cash in hand received at closing, said mortgage securing to Dominion Bancshares Mortgage Corporation a certain note dated March 30, 1984, in the original principal sum of $47,500, which note is secured by a Deed of Trust executed by Paul J. Cohen and wife, Janet Cohen to Donald L. Poleway and D. Gene Merrill, Trustees, or record in Book 6263, page 170, Register's Office for Davidson County, Tennessee,

we, PAUL J. COHEN and wife, JANET M. COHEN,

have bargained and sold, and by these presents do transfer and convey unto the said GREGGORY C. SCHUYLER and wife, PEGGY A. SCHUYLER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Siegrist Subdivision, as of record in Book 2330, Page 131, Register's Office for said County.

Said Lot fronts 80 feet on the west side of 53rd Avenue North and runs back 89 feet on the north line, 62.5 feet on the south line to the right of way of the N.C. and St. L. Railroad, on which it measures 83.7 feet.

Being the same property conveyed to Paul J. Cohen and wife, Janet M. Cohen, by warranty deed from Hardy Realty Company, of record in Book 6263, page 167, Register's Office for Davidson County, Tennessee.

52900

IDENTIFICATION REFERENCE

Nov 14 10 33 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

$ EXEMPT

unimproved ( )
This is improved (X) property, known as 189 53rd Avenue North (House Number) (Street)
Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

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 this 25th day of October, 19 85.

Paul J. Cohen
PAUL J. COHEN

J. M. Cohen
JANET M. COHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6709 PAGE 183

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL J. COHEN and wife, JANET M. COHEN,

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and she acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 19 85.

My commission expires 7-18-87 Notary Public Linda W. Ford

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,668.52
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gregory C. Schuyler
GREGGORY C. SCHUYLER

Sworn to and subscribed before me
this 25th day of October, 19 85.

My commission expires 7/18/87 Notary Public Linda W. Ford

NOTARY PUBLIC LARUE

This instrument was prepared by:

WOODS & WOODS, 121 Seventeenth Avenue South, Nashville, Tennessee 37203 (615/259-4366)
Name Address

3187 WARRANTY DEED

FROM

PAUL J. COHEN, et ux

JANET M. COHEN

TO

GREGGORY C. SCHUYLER et ux

PEGGY A. SCHUYLER

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 184

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52685.52- CA'IT.	
			137.02 MSTAX	
	VD		137.02- MSTAX	
			137.02 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.52-	
			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
6607A11/14/85 BAL

IDENTIFICATION REFERENCE 52900

Nov 14 10 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191815