Box 37

BOOK 6767 PAGE 987

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William J. Schmitz and wife Lynn M. Schmitz 2952 Mossdale Drive Antioch, TN 37013	Same	150-5-282

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Nashville City Bank and Trust Co. ("Grantor") has bargained and sold, and hereby transfers and conveys to William J. Schmitz and wife Lynn M. Schmitz ("Grantees"), Grantees' heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, Grantees' heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: See Exhibit A.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 22ND day of January, 1986.

NASHVILLE CITY BANK & TRUST CO.

By: Kenneth J. Lyons Jr.

Title: Vice President

7.0827

IDENTIFICATION REFERENCE

JAN 22 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth J. Lyons Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Nashville City Bank & Trust Co., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22ND day of January, 1986.

Steven L. Hest
Notary Public

My Commission Expires: 10/19/86

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $ 69,900.00.

William J. Lemmon
Affiant

[Subscribed and sworn to before me this 22ND day of
[January, 1986.

Steven L. Hest
Notary Public
My commission Expires: 10/19/86

This is improved property, known as 2952 Mossdale Drive, Antioch, TN 37013.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 343 on the Plat of Cherry Hills, Section 7, of record in Plat Book 4660, page 49, Register's Office for Davidson County, Tennessee.

Said Lot 343 fronts 78.10 feet on the northeasterly margin of Mossdale Drive and extends back 160 feet on the northwesterly line and 154.50 feet on the southeasterly line, to a line on the rear on which it measures 91.94 feet.

Being the same property conveyed to Nashville City Bank and Trust Co. by Successor Trustee's deed from William L. Norton, III, Successor Trustee, of record in Book 6716, page 185, as corrected by Instrument of Correction of record in Book 6765, page 356, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

1. Metro taxes for 1986, a lien but not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 4728, page 116, said Register's Office.

3. The Plan of record in Book 4660, page 49, said Register's Office, shows an Owner's certificate, a 30-foot minimum building setback line from Mossdale Drive, a 10-foot easement for public utility and drainage purposes along the northwesterly and northeasterly lines of said lot, and a 2.5-foot x 25-foot utility anchor easement located on the southernmost corner of said lot.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6767 PAGE 990

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

69500.00- CAMT
181.74 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 191.24-
8261A01/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 0 8 2 7

IDENTIFICATION REFERENCE

JAN 22 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212963