BOOK 6774 PAGE 507

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 1986.

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

Mail To

THIS INSTRUMENT WAS PREPARED BY
Harris, Leach, Gordon, Martin & Jones, 704 18th Avenue South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Welker Company, Inc. (NAME)	Fred Welker Company, Inc. (NAME)	106-3 25
Post Office Box 100339 (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 100339 (STREET ADDRESS)	2DA 61420
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (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, Jan Jacob Schilthuis, Jr., Trustee, Martha R. Foutch Schilthuis, Trustee, James Edward Schilthuis, and Susan Ann Schilthuis Gayner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Welker Company, Inc.

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:

Being the northerly 10 feet of Lot No. 56 and all of Lot No. 57 of the W. B. Baird Subdivision of Oakland, a plan of which is of record in Book 332, page 120, Register's Office for said County.

Said Lot No. 57 fronts 121 feet on the easterly side of Maplewood Avenue and runs back on the southerly line 165 feet and on the northerly line along the southerly right of way line of the NC and St. L. Railway 175 feet to the westerly margin of Lots Nos. 58 and 59, on said plan on which it measures 184 feet.

Said part of Lot No. 56 fronts 10 feet on the easterly side of Maplewood Avenue and runs back between parallel lines 165 feet to the westerly margin of Lot No. 60 on said plan.

Being the same property conveyed to Anna R. Foutch, Martha F. Schilthuis, and Susan Ann Schilthuis, by deed from Penn Bradford Glazier, individually and as Administrator of the Estate of Herbert Glazier, of record in Book 4242, page 868, Register's Office for Davidson County, Tennessee, a one-third (1/3) undivided interest; and by deed from Anna R. Foutch to James Edward Schilthuis, of record in Book 4707, page 368, said Register's Office, a one-third (1/3) undivided interest; and by deed from Martha F. Schilthuis to Jan Jacob Schilthuis, Jr., Trustee and Martha R. Foutch Schilthuis, Trustee, of record in Book 6514, page 10, said Register's Office, a one-third (1/3) undivided interest.

Martha F. Schilthuis and Martha R. Foutch Schilthuis are one and the same person.

Susan Ann Schilthuis and Susan Ann Schilthuis Gayner are one and the same person.

This is unimproved ( ) improved (X) property, known as 411 Maplewood Avenue, Nashville, TN 37210
(House Number) (Street) (P. O. Address) (City or Town) (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 31 day of January, 1986

Jan Jacob Schilthuis, Jr. — Martha R Foutch Schilthuis

JAN JACOB SCHILTHUIS, JR., TRUSTEE — MARTHA R. FOUTCH SCHILTHUIS, TRUSTEE

James Edward Schilthuis — Susan Ann Schilthuis Gayner

JAMES EDWARD SCHILTHUIS — SUSAN ANN SCHILTHUIS GAYNER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, ___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

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

WARRANTY DEED

FROM

JAMES EDWARD SCHILTHUIS, et al

TO

FRED WELKER COMPANY, INC.

7.3093.

IDENTIFICATION REFERENCE

JAN 31 2 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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STATE OF PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan Jacob Schilthuis, Jr. and Martha R. Foutch Schilthuis

the bargainors, 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 Allegheny, Pennsylvania, this 24 day of January, 1986.

Jane E. Juss, Notary Public

JANE E. JUSS, NOTARY PUBLIC
McCANDLESS TWP., ALLEGHENY COUNTY
MY COMMISSION EXPIRES APRIL 22, 1989
Member, Pennsylvania Association of Notaries

Commission Expires

STATE OF [redacted] Delaware
County of [redacted] New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Schilthuis

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [redacted], [redacted] Delaware New Castle, this 25th day of January, 1986.

Eileen S. Hubbard, Notary Public

My Commission expires January 28, 1989

Commission Expires

STATE OF VIRGINIA
County of RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Ann Schilthuis Gayner

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Richmond, Virginia, this 28th day of January, 1986.

Barbara H. Cook, Notary Public

My Commission Expires June 9, 1990

Commission Expires

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6774 PAGE 510

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

75[illegible].00- CO'T.
195.[illegible] CO TX
.50 PRFEE
9.00 MO'T.
CHECK 204.50-
1029A01/31/86 REL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3093

IDENTIFICATION/REFERENCE

JAN 31 2 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215662