89-A

RE-RECORD

mdc830:12/31/85

BOOK 6807 PAGE 197

FROM: Robert E. LaBrec and wife, Ithaca S. LaBrec
TO: James M. Schlicher and wife, Joan M. Schlicher

This instrument prepared by: DEARBORN & EWING, ATTORNEYS Suite 1200, One Commerce Place Nashville, Tennessee 37239

Address New Owner as follows: James M. Schlicher and wife, Joan M. Schlicher 4405 Farriswood Drive Nashville, Tennessee 37204

Send Tax Bills to: Same

Map-Parcel No. P.O. Map 108; Parcel 206

BOOK 6753 PAGE 137

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $68,500.00.

James M. Schlicher
Affiant by Joyce Jackson attorney in fact

Subscribed and sworn to before me, this the 31st day of December, 1985.

Notary Public

My Comm. Expires: 1-19-88

HENDERSON NOTARY PUBLIC

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard E. LaBrec and wife, Ithaca S. LaBrec, hereinafter collectively called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto James M. Schlicher and wife, Joan M. Schlicher, hereinafter collectively called "GRANTEE," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on attached Exhibit A.

This is improved property known as 405 Woodsman Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

The undersigned James M. Schlicher and wife, Joan M. Schlicher assume and agree to pay the indebtedness evidenced by a certain promissory note dated December 31, 1985 in the original principal

amount of $48,300.00 made by GRANTOR and payable to the order of Commerce Union Bank as secured by that certain Deed of Trust from GRANTOR to Stephen C. Baker, Trustee for the benefit of Commerce Union Bank of record in Book _____, page ____, Register's Office for Davidson County, Tennessee. BOOK 6795 PAGE 138

WITNESS our hands this 31st day of December, 1985.

James M. Schlicher by [illegible] attorney in fact
James M. Schlicher

Joan M. Schlicher by [illegible] attorney in fact
Joan M. Schlicher

"GRANTEE"

Robert E. LaBrec
Robert E. LaBrec

Ithaca S. LaBrec
Ithaca S. LaBrec
By [illegible]
ATTY IN FACT

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON, a Notary Public in and for said County and State, the within named Robert E. LaBrec, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON, a Notary Public in and for said County and State, the within named Ithaca S. LaBrec, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

~~STATE OF TENNESS~~

RE-RECORD

BOOK 6807 PAGE 199

BOOK 6753 PAGE 139

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON, a Notary Public in and for said County and State, the within named James M. Schlicher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANET L. HENDERSON, a Notary Public in and for said County and State, the within named Joan M. Schlicher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1985.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

RE-RECORD

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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 Michael E. Dillon, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ithaca S. Labrec, the bargainor, and acknowledged that he executed the same as the free act and deed of said Ithaca S. LaBrec for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 1985.

Notary Public

My Commission Expires: 9/9/89

6.5.5 1 6

IDENTIFICATION REFERENCE

Dec 31 5 35 PM '85

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RE-RECORD
BOOK 6807 PAGE 201

lb24:12/31/85

BOOK 6753 PAGE 141

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 89A as shown on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, Register's Office for said County, and also shown as part of Lot 89 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. LaBrec by deed from Percy Priest Woods, a joint venture, of record in Book 6752, page 950, Register's Office for Davidson County, Tennessee.

The above-described property is encumbered by the following:

1. Deed of Trust from Robert E. LaBrec and wife, Ithaca S. LaBrec to Stephen C. Baker, Trustee, dated December 31, 1985, of record in Book 6752 page 957, Register's Office for Davidson County, Tennessee to secure an indebtedness evidenced by a promissory note in the original principal amount of $48,300.00 payable to Commerce Union Bank.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 31st day of December, 1985, before me personally appeared Joseph R. Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James L. Schlicher and who acknowledged that he executed the same as the free act and deed of said James L. Schlicher.

Witness my hand and seal at office in Nashville, Tennessee this 5th day of March, 1986.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 31st day of December, 1985, before me personally appeared Joseph R. Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joan M. Schlicher and who acknowledged that he executed the same as the free act and deed of said Joan M. Schlicher.

Witness my hand and seal at office in Nashville, Tennessee this 5th day of March, 1986.

Janet L. Henderson
NOTARY PUBLIC

My Commission Expires: 1/19/88

JANET L. HENDERSON NOTARY PUBLIC DAVIDSON CO. TENN.

JANET L. HENDERSON NOTARY PUBLIC DAVIDSON CO. TENN.

8 4 1 2 2

IDENTIFICATION REFERENCE

MAR 18 3 53 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RE-RECORD

4301 03/18/86 - CHECK