BOOK 6811 PAGE 298

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March 1986

Notary Public

MY COMMISSION EXPIRES: 10-28-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Schmidt et ux (NAME)	Same (NAME)	Map 81
6401 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 1.1
Joelton, TN. 37080 (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, Emma Lou Ford, Kenneth Warren Felts and James R. Felts, Co-Executors under the Will of Stella Felts, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Schmidt and wife, Lady Claire Schmidt

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:

BEGINNING at a spike in the margin of Old Clarksville Highway; thence South 53° East 48.9 feet to an iron pin; thence South 86° East 165 feet to an iron pin; thence South 1° 29' West 450 feet to an iron pin; thence North 62° 27' East 113 feet to an iron pin; thence North 31° 54' West 115 feet to an iron pin; thence South 57° 07' West 200 feet to an iron pin; thence North 11° 56' West 304.8 feet to an iron pin; thence North 38° 54' East 102 feet to an iron pin; thence South 80° 50' East 100 feet to an iron pin; thence North 23° East 95.4 feet to an iron pin in the southerly margin of Old Clarksville Highway; thence continuing in the same direction 25 feet to the spike in Old Clarksville Highway being the point of beginning and containing 3.09 acres, more or less.

BEING a part of the same property conveyed to Earnest Felts and wife, Stella Felts, by deed from J. J. Harper and wife, Rosa W. Harper, of record in Book 782, page 535, Register's Office for Davidson County, Tennessee. Earnest Felts died intestate and Stella Felts acquired the entire fee as the surviving tenant by the entirety. The undersigned, Emma Lou Ford, Kenneth Warren Felts and James R. Felts are the Co-Executors under the Will of Stella Felts of record in the Probate Court for Davidson County, Tennessee, Docket Number 77629.

This is ( ) unimproved ( ) improved property, known as _____
(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 17th day of March, 1986

Emma Lou Ford

James R. Felts

Kenneth Warren Felts

STATE OF TENNESSEE
Cheatham County

BOOK S811 PAGE 299

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Lou Ford, Kenneth Warren Felts and James R. Felts

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 BOOK Ashland City, Tennessee, this 17th day of March 19 86

Commission expires 7-24-88

Joan H. Buck
Notary Public

NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
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

EMMA LOU FORD, KENNETH WARREN FELTS AND JAMES R. FELTS, CO-EXECUTORS

TO

STEVE SCHMIDT et ux

8.5493

IDENTIF REFERENCE

MAR 24 1 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5811 PAGE 300

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

40000.CO- CANT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
596 M03/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85493

IDENTIFT REFERENCE

MAR 24 | 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230200