This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251581 FILE BOX #35

WARRANTY DEED

BOOK 6928 PAGE 403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis Michael Schmalzer		
(NAME)	(NAME)	
209 Woodmont Circle		MAP 116-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		PARCEL 63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Louis Michael Schmalzer and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Andrea Maneschi, and wife, Helga Maneschi

have this day bargained and sold, and do hereby transfer and convey unto the said Louis Michael Schmalzer

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly 235 feet of Lot No. 10 on the plan of a re-subdivision of Lots Nos. 29 to 34, and 49 to 54, inclusive in the Kenner Manor Land Company's Second Subdivision, as of record in Book 547, page 134, Register's Office for said County.

Said part of Lot No. 10 fronts 87 feet on the southerly side of Kenner Avenue, and runs back between parallel lines, 235 feet to a dead line.

Being the same property conveyed to Andrea Maneschi and wife, Helga Maneschi, by deed from Robert C. Northcutt and wife, Ann B. Northcutt of record in Book 4619, page 801, Register's Office of Davidson County, Tennessee.

24504

IDENTIFICATION REFERENCE

JUL 25 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 151,000.00

Subscribed and sworn to before me this the 24th *day of* July 19 86

Affiant Louis M. Schmalzer

My commission expires: 3-11-90 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 209 Woodmont Circle, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said re estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 24th *day of* July, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrea Maneschi
by Helga Maneschi
Attorney in fact

Helga Maneschi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6928 PAGE 404

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Helga Maneschi

*the within named 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 official seal at Nashville *Tennessee, this* 24th *day of* July, *19* 86.

Notary Public

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 19 86, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helga Maneschi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrea Maneschi, and acknowledged that she executed the same as the free act and deed of said Andrea Maneschi.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 86.

Notary Public

My Commission Expires: 3/1-90

WARRANTY DEED

FROM

Andrea Maneschi etux

TO

Louis Michael Schmalzer

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6928 PAGE 405

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

15:03:10- CMIT.
422.80 CSTAX
.50 PREC
6.00 WDT
CHECK 427.30-
1881A07/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24504

IDENTIFICATION REFERENCE

JUL 25 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275152