BOOK 6957 PAGE 889

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd., Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry L. Schmittou, et ux	Larry L. Schmittou	Map: 91.09
(NAME)	(NAME)	
5904 Robertson Ave.	2300 Wake Forrest Court	Par: 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Arlington, Texas 76012	08DA-20730
(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, Egbert Schmittou and Wife, Janie A. Schmittou (Deceased)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry L. Schmittou and wife, Shirley A. Schmittou

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:

3475 9

IDENTIFICATION

Aug 25 9 40 AM '86

FELIX A. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 5904 Robertson Avenue, Nashville , Tennessee 37209
(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 my hand this 16th day of August, 19 86

Egbert Schmittou by Leo H. Schmittou P.O.A.

Egbert Schmittou by Leo H. Schmittou (Power of Attorney, as recorded in Book 6760, Page 405, R.O.D.C.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Egbert Schmittou by Leo H. Schmittou (Power of Attorney)

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 official seal at Nashville, Tennessee this 16th day of August, 19 86.

Commission Expires 9/9/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

EGBERT SCHMITTOU AND WIFE,

JANIE A. SCHMITTOU (Deceased)

TO

LARRY L. SCHMITTOU AND WIFE,

SHIRLEY A. SCHMITTOU

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

EGBERT SCHMITTOU TO LARRY L. SCHMITTOU, et ux

5904 Robertson Avenue, Nashville, Davidson County, Tennessee

BEGINNING at an iron rod in the Northern margin of Robertson Avenue, 128 feet West of the Western margin of Sterling Street; said iron rod beginning at James M. Haney's Southwest corner as described in Deed Book 4573, page 11, in the Register's of Davidson County, Tennessee. Thence with the Northern margin of Robertson Avenue having a right of way width of 50 feet, North 77 degrees, 40 minutes, 32 seconds, West 289.39 feet to a 14 inch Hackberry tree marking the Southeast corner of the Clyde A. Tittle, et ux property as described in Deed Book 2302, page 599, in the Register's office of Davidson County, Tennessee; Thence with Tittle's East line North 00 degrees, 29 minutes, 00 seconds, East passing a witness iron rod at 1.00 feet, 394.93 feet to an iron rod marking the Southwest corner of George G. Keaton, et ux, as described in Deed Book 2401, page 240, in the Register's office of Davidson County, Tennessee; Thence with Keaton's South line, 20 feet North of and parallel to the South margin of a 50 foot right of way reserved for a street, North 88 degrees, 04 minutes, 52 seconds, East 411.38 feet to an iron rod in the West margin of Sterling Street having a right of way width of 40 feet, thence with the Western margin of Sterling Street, South 00 degrees, 41 minutes, 35 seconds West, 285.49 feet to an iron rod marking the Northeast corner of the James M. Haney, et ux property as described in Deed Book 4573, page 11, in the Register's office of Davidson County, Tennessee; thence with Haney's North line North 83 degrees, 16 minutes, 11 seconds West 128.00 feet to an iron rod marking Haney's Northwest corner; thence with Haney's West line South 00 degrees, 20 minutes, 26 seconds West 200.00 feet to the point of beginning, containing 3.6048 acres more or less according to a survey by Monroe Elliott, dated August 22, 1986.

Being part of the same property conveyed to Egbert Schmittou and wife, Janie A. Schmittou, by installment deed from Allen Dobson and wife, Martha Ballard Dobson, of record in Book 1036, page 203, Register's Office of Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

W5000.00 CAMT
490.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 499.50
(366408 8/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4759

TICOR TITLE REFERENCE

Aug 25 9 40 AM '86

No. 286662