Prepared by:
JAMES H. HILL, Attorney
310 Gallatin Road, South
Madison, Tn. 37115

BOOK 7002 PAGE 300

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy G. Schroeder (NAME:)	Peggy Schroeder (NAME:)	40 - 26
7447 OLD Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	1225 Palomere Dr (STREET ADDRESS)	
Whites Creek, Tn 37189 (CITY) (P. O. ZONE) (STATE)	Nashville Tn. 37207 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE HUNDRED AND TEN THOUSAND AND NO/100 ($110,000.00) ---------- *DOLLARS* and other good and valuable consideration, the receipt of which is hereby acknowledged,

50188

IDENTIFICATION REFERENCE

Oct 7 10 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAMES H. HILL, Unmarried,

Grantor, has bargained and sold, and by these presents does transfer and convey unto the said PEGGY G. SCHROEDER, Unmarried, the Grantee, and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being known as Tract No. 5 on an unrecorded Map of the William J. Tillman Tract and described according to a copy of a survey thereof made by Ed Garrott, Surveyor, dated February 10, 1954, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard, at the common corner of Tracts 4 and 5; thence with the line between said tracts, north 2 degrees 15' east 1350 feet to a point; thence east 160 feet to a corner of Tract 6; thence with the line between Tract 5 and 6, South 2 degrees 15' west 1326 feet to theccenter line of Old Hickory Boulevard; thence with the center line of the same, westwardly 175 feet to the beginning, containing 5.1 acres, more or less.

BEING the same property conveyed to James H. Hill and wife, Mary O. Hill by deed from Rosalie M. Rasch, of record in Book 3902, page 604, Register's Office for Davidson County, Tennessee. The said Mary O. Hill having since died, the property now vests in James H. Hill.

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above described premises for the conveyance to The State of Tennessee by deed from James H. Hill, of record in Book 4583, page 700, Register's Office for Davidson County, Tennessee, described as follows:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 162,969.69

Affiant

Subscribed and sworn to before me, this the 6th day of October 1986

Notary Public

My commission expires: 7-9-87
(Affix Seal)

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY

A small tract of land in the 10th Civil District of said County, known as part of Tract 5 on an unrecorded Map of the William J. Tillman Tract, and described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, at G. C. Coleman's southwest corner; thence with said margin westwardly 53 feet more or less, thence northwardly 75 feet more or less to a point, which is 100 feet north of the centerline of Old Hickory Boulevard; thence North 89 degrees 34' 54" east 67.7 feet to a point in Coleman's west boundary lines; thence with said line, south 7 degrees 35' west 76 feet more or less to the point of beginning and containing 0.11 acre and being part of the same property conveyed to James H. Hill and wife, Mary O. Hill, by deed from Rosalie M. Rasch, as of record in Book 3902, page 604, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed. However, the grantor will have right of access only to Old Hickory Boulevard as shown on the plans.

but no further or otherwise.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 *and her heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the Grantor, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee *and her heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 14 *day of* October, *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.*

Harold T. Davis

BOOK 7002 PAGE 382.

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 JAMES H. HILL, Unmarried,

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 Madison, Tennessee, this day of October, 1986.

Notary Public.

Commission Expires 7-9-89.

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires.

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, 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.

WARRANTY DEED

FROM

JAMES H. HILL, Unmarried,

Grantor,

TO

PEGGY G. SCHROEDER, Unmarried,

Grantee

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

BOOK 2002 PAGE 3003

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 304

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

102969.69- CAMT.
288.40 CSTAX
.50 PRFE
12.00 WDEE
CHECK 300.30-
1169A10/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50188

IDENTIFICATION REFERENCE

Oct 7 10 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303765