Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Don Schmitzerle 4205 Wallace Lane Nashville, TN. 37215	none	MAP 130-04 PARCEL 89 7DA-42350

WARRANTY DEED BOOK 7015 PAGE 28

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charles H. Turner and wife, Victoria E. Turner

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Don Schmitzerle and wife, Sue Ann Schmitzerle

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the northerly 134 feet of Lot No. 32 on the plan of Belleneade Annex Subdivision, being Tracts D, E & F in George W. Blair's Subdivision of Lot No. 4 Henry Compton Estate, of record in Book 547, page 66, Register's Office for said County.

SAID portion of Lot No. 32 fronts 134.00 feet on the westerly margin of Wallace Lane, formerly Young Avenue and extends back between parallel lines a distance of 300 feet to a line in the rear.

BEING the same property conveyed to Charles H. Turner by deed from Ronald M. Spores and wife, Lillian M. Spores of record in Book 5410, page 654, Register's Office for Davidson County, Tennessee.

5 4 7 7 2

Oct 21 10 05 AM '86

This is (un)improved property, known as 4205 Wallace Lane, Nashville, TN. 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of October, 19 86.

Victoria E. Turner

Charles H. Turner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of October, 19 86, before me personally appeared Charles H. Turner and wife, Victoria E. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7015 PAGE 29

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 132,500.00.

Sue Ann Schmitzerle
Affiant

Subscribed and sworn to before me, this the 20th day of October, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

from:
Charles H. Turner and wife,
Victoria E. Turner

to:
Don Schmitzerle and wife, Sue Ann Schmitzerle

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7015 PAGE 30

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
			13250.00- CASH	
			371.00 CSTAX	
			.50 PRFEE	
			6.00 MSTAX	
			CHECK 377.50-	
10/21/86	CA		.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5472 72

REGISTER'S OFFICE Oct 21 10 05 AM '86

No.02594