VIII-G-15 JRR/aw

BOOK 7067 PAGE 514

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par.
	NAME OF MORTGAGEE:	No.
LARRY L. SCHMITTOU	BANCPLUS SAVINGS ASSOC.	8DA 20136
P. O. Box 23290	P. O. Box 47524	Map 91-10
Nashville TN 37202	San Antonio TX78265-6016	Par. 435

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by Grantee of the unpaid principal balance of a note in the original principal amount of $53,450.00, secured by Deed of Trust dated 5 December 1984, executed by Jo Ann Bellar and husband, James R. Bellar, to Larry E. Hamilton and D. Gene Merrill, Trustees, in favor of Dominion Bancshares Mortgage Corporation, of record in Book 6452, page 659, Register's Office for Davidson County, Tennessee, we, CHARLES ANDERSON and JIM GUNTER, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto LARRY L. SCHMITTOU, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the McGowan Subdivision, as shown of record in Book 5190, page 332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Charles Anderson and Jim Gunter, by Deed from Jo Ann Bellar and husband, James R. Bellar, as shown of record in Book 6709, page 68, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5811 Robertson Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do

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IDENTIFICATION REFERENCE
Dec 12 12 32 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

covenant with the said Grantee that they 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 they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

Witness our hands this 1st day of December 1986.

Charles Anderson
CHARLES ANDERSON

Jim Gunter
JIM GUNTER

JRR/aw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7067 PAGE 516

Personally appeared before me, Ann Williams, a Notary Public of the State and County aforesaid, the within named CHARLES ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 1st day of December 1986.

Ann Williams Notary Public

My commission expires 9 July 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public of the State and County aforesaid, the within named JIM GUNTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 1st day of December 1986.

Ann Williams Notary Public

My commission expires 9 July 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 60,613.74.

Affiant

Subscribed and sworn to before me this 1st day of December 1986.

Ann Williams Notary Public

My commission expires: 9 July 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

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

RECEIVED OF _____

FOR _____

BOOK 7067 PAGE 517

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
			60813.74- CONT.	
			169.[illegible] CSTAX	
			.00 PRFE	
			9.00 WDE	
			CHECK 179.18-	
			12/12/88 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72486

IDENTIFICATION REFERENCE

Dec 12 12 33 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22356