B048

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:

Schleicher and Harkey Properties
1716 Sweetbriar Drive
Nashville, TN 37212

MORTGAGEE:

MAP-PARCEL NUMBERS:

105-13-377

BOOK 7079 PAGE 372

WARRANTY DEED

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, William E. Harkey and wife, Connie N. Harkey, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Schleicher and Harkey Properties, a partnership of James M. Schleicher and William E. Harkey hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows: To-Wit:

BEING A lot of land in the 22nd Ward of the City of Nashville, being part of lot marked Jacob Schmidt 9 acres on the Plan of W. L. B. Lawrence Land, as of record in Book 21, page 148, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 10th Avenue South, formerly Pomeroy Avenue, at a point 100 feet southerly from the southerly margin of Waldkirch Avenue as shown on the Plan of the Waldkirch property of record in Book 421, page 90, said Register's Office; thence with the easterly margin of 10th Avenue South, southwardly 50 feet; thence eastwardly parallel with Waldkirch Avenue 137 feet; thence northwardly parallel with 10th Avenue South 50 feet; thence westwardly 137 feet to the point of beginning.

BEING the same property conveyed to William E. Harkey and wife, Connie N. Harkey, by deed from L. C. Tanley, Jr., and Rick C. Tanley, of record in Book 6201, page 821, Register's Office for Davidson County, Tennessee.

The consideration for this transfer is $60,000.00, of which the unpaid balance of a note secured by a Deed of Trust in Book 4894, page 396, said Register's Office is being assumed in the amount of $18,957.10, and for the balance of $41,042.90, the Grantee executed a note secured by a Deed of Trust which is being recorded immediately following the recording hereof.

This is (~~an~~) improved property, known as 2304 10th Avenue South, Nashville, Tennessee.

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 19th day of December, 1986.

William E. Harkey

Connie N. Harkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of December, 19__, before me personally appeared William E. Harkey and Connie N. Harkey, 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 they executed the same as their free act and deed.

NOTARY PUBLIC

Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF _____.

BOOK 7679 PAGE 373

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 $ 60,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1986.

My Commission Expires: 3-8-89

_____
Notary Public

PUBLIC
DAVIDSON COUNTY

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TN
DEC 23 1 44 PM '86

IDENTIFICATION REFERENCE

7 6 0 2 4

WARRANTY DEED

from:
William E. Harkey and wife,
Connie N. Harkey

to:
Schleicher and Harkey Properties,
a partnership

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

dp

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 374

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

60- .04- SALT
160.00 ADVAL
.50 TAXE
6.00 UPT
CURX 174.50-
0005212/23/86 SAL .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76024

IDENTIFICATION REFERENCE

Dec 23 1 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26315