BOOK 7093 PAGE 977

File Box 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry L. Schmittou	SAME	104-1;71 as to
(NAME) P.O. Box 23290	(NAME)	Lot 34;
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37202	(STREET ADDRESS)	104-1;70 as to Lot 35
(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, James E. Johnson and wife, Mary Alice Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry L. 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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

79559

IDENTIFICATION REFERENCE

JAN 2 3 57 PM '87

DAVIDSON COUNTY, TN.

This is improved(XX) unimproved ( ) property, known as 216 and 218 37th 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 successors, assigns 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 our hands this 31st day of December 19 86

James E. Johnson

Mary Alice Johnson

Form 3

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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 E. Johnson and wife, Mary Alice Johnson the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of Dec., 1986

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who, upon this oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19__

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

James E. Johnson and wife,

Mary Alice Johnson

TO

Larry L. Schmittou

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $190,000.00

Larry L Schmittou

Subscribed and sworn to before me this 31 day of Dec., 1986

My Commission Expires: 5/13/89

Carol R Rivers
Notary Public

EXHIBIT A

TRACT ONE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Map of the Subdivision of the northwest part of West End Land Company's Property, as of record in Book 421, page 152, Register's Office for said County, and described according to a copy of a survey thereof, made by Hal R. Swann, Jr., Surveyor, on August 27, 1960, as follows:

Beginning at an iron pin in the east margin of 37th Avenue North, 148 feet north of an iron pin at the northeast corner of 37th Avenue North, and Normandy Place South, as shown on the Plan of Acklen Heights Subdivision, as of record in Book 1424, page 125; said iron pin being the corner of Lots Nos. 33 and 34, of said West End Land Company's Property; thence easterly 330 feet to an iron pin near the common westerly corner of Lots Nos. 29 and 30, of said Acklen Heights; said pin being 167 feet north of the north margin of Normandy Place South; thence northerly 66 feet to an iron pin at the corner of Lot No. 35 on said West End Land Company's Property, and being 280 feet south of the concrete monument at the northwest corner of Lot No. 25, Acklen Heights, in the south margin of Normandy Place North, a corner of Lot No. 35, of West End Land Company's Property; thence westerly parallel to the south margin of Normandy Place North 330 feet to an iron pin in the east margin of 37th Avenue North; thence with the margin of the same, southerly 66 feet to the beginning.

Being the same property conveyed to James E. Johnson and wife, Mary Alice Johnson by deed from Herman Hollander, John Hollander, Charlie Hollander, Clem Hollander, Elizabeth Hollander Sandschults and Frances Hollander, of record in Book 3162, page 561, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 35 on the map of West End Land Company's Property, of record in Book 421, page 152, Register's Offie for said County.

Said Lot No. 35 fronts 66 feet on the east side of 37th Avenue North, formerly Pilcher Avenue, and runs back between parallel lines 330 feet to the west line of the Acklen Heights Subdivision.

Being the same property conveyed to James E. Johnson and wife, Mary Alice Johnson by deed from P. M. Chaffin and wife, Ruby Chaffin, of record in Book 2496, page 100, Register's Office for 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

532.00 CSTX
.50 [illegible]
9.50 [illegible]
[illegible] 541.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79599

IDENTIFICATION REFERENCE

JAN 2 3 57 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No30236