file box 8/jcb

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

ADDRESS NEW OWNER:
Jeniece M. Schaller
4808 Magnolia Place
Nashville, TN. 37211

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
146-4-191.00
6DU-81135

WARRANTY DEED BOOK 7125 PAGE 822

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, George T. Hicks, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeniece M. Schaller and Brenda Schaller, both unmarried, a one-half interest each, as joint tenants with rights of survivorship, 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 Lot No. 7B on the plan of the Zone Lot Division Lots 1,4,6 & 7, of Magnolia Hall, of record in Book 5800, page 197 as amended in Book 6250, page 32, both in Register's Office for said County.

SAID lot No. 7B fronts 13.21 feet on the southwesterly margin of Magnolia Place and extends back 134.70 feet on the northerly line and 177.56 feet on the broken easterly line to a dead line in the rear, measuring 93.62 feet thereon.

Being the same property conveyed to George T. Hicks, unmarried by deed from Belle Meade Builders, Inc. of record in Book 6334, page 162, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6213, page 359, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 4808 Magnolia Place, Nashville, TN. 37211.

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 29th day of January, 19 87.

George T. Hicks

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of January, 19 87, before me personally appeared George T. Hicks, unmarried, 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 his free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7125 PAGE 823

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 $ 69,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of January, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
George T. Hicks, unmarried

to:
Jeniece M. Schaller and Brenda Schaller, both unmarried

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

TN-26103

IDENTIFICATION REFERENCE

FEB 3 11 45 AM '87
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

8974.5

TITLE BOX 8/ich

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7125 PAGE 824

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			690[illegible].00- CAMT.	
			193.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.70-	
			5961A02/03/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89 7 45

IDENTIFICATION REFERENCE

FEB 3 11 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41421