VIII-K-31 JRR/aw

Box 150

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

WARRANTY DEED

BOOK 7166 PAGE 524

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par.No.
LARRY L. SCHMITTOU	SAME	8DA-20150
P. O. Box 23290		Map 91-10
Nashville TN 37202		Par No 212

For and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, ELIZABETH FISHER, HELEN TERWILLIGER, ALBERT SCHRADER, JR. and HAROLD J. SCHRADER, 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 on EXHIBIT A attached hereto.

This is improved property known as 5825 Robertson Avenue, Nashville, Davidson County TN 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 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 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.

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

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

0 3 4 6 7

MAR 12 3 30 PM '87

Witness our hands this 11th day of March 1987.

Elizabeth Fisher
ELIZABETH FISHER

Helen Terwilliger
HELEN TERWILLIGER

Albert Schrader Jr.
ALBERT SCHRADER, JR.

Harold J. Schrader
HAROLD J. SCHRADER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jan L. Lee, a Notary Public of the State and County aforesaid, the within named ELIZABETH FISHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tenn., this 11th day of March 1987.

Jan L. Lee Notary Public

My commission expires 17 Dec, 1989

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, Jan L. Lee, a Notary Public of the State and County aforesaid, the within named HELEN TERWILLIGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tenn., this 11th day of March 1987.

Jan L. Lee Notary Public

My commission expires 17 Dec, 1989

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, Jan L. Lee, a Notary Public of the State and County aforesaid, the within named ALBERT SCHRADER, JR., 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, Tenn., this 11th day of March 1987.

Jan L. Lee Notary Public

My commission expires 17 Dec, 1989

STATE OF [illegible]
COUNTY OF [illegible]

Personally appeared before me, [illegible], a Notary Public of the State and County aforesaid, the within named HAROLD J. SCHRADER, 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 [illegible], [illegible], this 11th day of March 1987.

[illegible] Notary Public

My commission expires 11 Dec 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $75,000.00.

[illegible] Affiant

Subscribed and sworn to before me this 11th day of March 1987.

[illegible] Notary Public

My commission expires: 11 Dec 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

XV-14 JRR/aw

EXHIBIT A

Being a certain tract of land located at and known as 5825 Robertson Avenue, Nashville, Davidson County, Tennessee, and being Block "H" of Holman Heights Subdivision, which is recorded in the Register's Office for Davidson County, Tennessee, in Plan Book 332, page 7, and being more particularly described according to a survey by Barry Greer & Associates, Registered Land Surveyor, Tennessee No. 211, dated 26 January 1987, as follows, to wit:

BEGINNING at an iron pin set this survey at the corner of Robertson Avenue and Nichol Road, Nashville, Davidson County, Tennessee; thence, along the westerly margin of Nichol Road, South 25° 0' 32" West 249.09 feet to an iron pin set this survey; thence, leaving the westerly margin of Nichol Road and following a tree row, generally along the property line, North 65° 54' 44" West 231.60 feet to an iron pin set this survey and the easterly margin of Elaine Avenue; thence, along the easterly margin of Elaine Avenue, North 9° 19' 51" East 259.80 feet to an iron pin set this survey at the corner of Elaine Avenue and Robertson Avenue; thence, along the southerly margin of Robertson Avenue, South 65° 30' 0" East 301.79 feet to the point of beginning, and containing 66,679 square feet, more or less.

Being the same property conveyed to Albert Schrader and wife, Odessar Schrader, by Deed of record in Book 1272, page 498, Register's Office for Davidson County, Tennessee. The said Albert Schrader predeceased the said Odessar Schrader a/k/a Odessa Schrader, who died 27 February 1985, at the age of 88 years, and who had, at the time of her death, her residence in Nashville, Davidson County, Tennessee. The said Odessa Schrader left a Last Will and Testament dated 12 February 1978, which was admitted to probate in the Probate Court for Davidson County, Tennessee, Rule No. 79555, on the 20th day of February 1987, and which is filed of record in Will Book 158, page 47, Probate Court Clerk's Office for Davidson County, Tennessee. The devisees under said Last Will and Testament are the grantors herein, to wit: Elizabeth Fisher, Helen Terwilliger, Albert Schrader, Jr., and Harold J. Schrader.

This is improved ( ) umimproved ( ) property, known as 5825 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7166 PAGE 528

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034667

IDENTIFI REFERENCE

MAR 12 3 30 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 56478