MORTGAGEE: METROPOLITAN FEDERAL
P. O. Box 995
Nashville, Tn. 37202-0995

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES 5/23/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey A. Stromatt	OWNER	MAP 86-3
(NAME)	(NAME)	
P. O. Box 65		PARCEL 52 & 53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37116		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, J & L Builders, a Partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey A. Stromatt and wife, Carol M. Stromatt

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:

BEING Lot No. 48, on the Plan of Ridgemere Subdivision, of record in Plat Book 6250, page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders, a Partnership, by deed from William G. Sadler and wife, Mary Sadler, of record in Book 6859, page 701, said Register's Office.

10269

IDENTIFICATION REFERENCE

APR 1 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX) property, known as Lot 48, Ridgemere Subdivision
is improved ( )
(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 heir 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 covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs 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 26th day of March, 19 87

J & L Builders

James A. Powell

Larry W. Powell

BOOK 7189 PAGE 2

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
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 (his oath / their several oaths) acknowledged (himself / themselves) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

J & L Builders

TO

Jeffrey A. Stromatt and wife,

Carol M. Stromatt

RETURN TO:

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry W. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who on their several oaths acknowledged themselves to be partners of J & L Builders, a partnership, the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership by themselves as partners.

Witness my hand and seal, this 26th day of March, 1987.

Commission Expires: 5/13/90

Carlos Flanders
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 7189 PAGE 3

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

RECD .50- CANT
50.40 CSTAX
.50 TRFF
6.00 MTGTX
CHECK 56.90-
9197A04/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10269

IDENTIFICATION REFERENCE

APR 1 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64159