THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7208 PAGE 611

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert J. Schulz (NAME)	Robert J. Schulz (NAME)	MAP 83-06
117 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	117 Scott Avenue (STREET ADDRESS)	PARCEL 283
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	27W 04715

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND AND 00/100 ---------- *Dollars,*

David G. Smith and wife, Sharon M. Schroeder

have this day bargained and sold, and do hereby transfer and convey unto the said Robert J. Schulz and wife, Carol R. Schulz

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 2 on the Plan of J. A. Bealafelt's Subdivision of Lot No. 1 of the Cuppet Property of record in Book 547, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to David G. Smith and wife, Sharon M.Schroeder by deed from Sophia S. Meier, of record in Book 6449, page 389, Register's Office for Davidson County, Tennessee.

16823

IDENTIFICATION REFERENCE

APR 20 2 11 PM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me this the 20th *day of* April *19* 87

My commission expires: March 11, 1990 *(Affix Seal)*

Affiant Robert J. Schulz

Notary Public Catherine A. Watts

NOTARY PUBLIC

unimproved ( )
This is improved (XX) property, known as 117 Scott Avenue, Nashville, Tennessee 37206 *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 20th *day of* April *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

David G. Smith

David G. Smith

Sharon M. Schroeder

Sharon M. Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* David G. Smith and wife, Sharon M. Schroeder

the within named bargainor S., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee this* 20th *day of* April *19* 87

Mitchell A Watts
Notary Public

Commission expires March 11, 1990

Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

David G. Smith and wife, Sharon M. Schroeder

TO

Robert J. Schulz and wife, Carol R. Schulz

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

400.00- CAMT.
134.00 CSTAX
.50 PRFEE
6.00 TDCTD
VE: 6.00- TDCTD
6.00 WDCTD
CHECK 140.50-
673 A04/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16823

IDENTIFI REFERENCE

APR 20 2 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71517