BOOK 7232 PAGE 580

24637

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

WARRANTY DEED

MAY 11 2 22 PM '87

REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO	MAP & PARCEL #
James L. Earley and wife, Barbara Gean Earley 6110 Freedom Drive Nashville, TN 37209	James L. Earley and wife, Barbara Gean Earley 6110 Freedom Drive Nashville, TN 37209	Map # 101 Parcel # 125

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JOSEPH H. SCHEFFER, JR. does hereby transfer and convey unto JAMES L. EARLEY and wife, BARBARA GEAN EARLEY, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the Old River Road at Ed Cullom's corner, north 78 degrees, east 152 feet to a bodock tree with cedar pointers; thence south 81 degrees, 109 feet to a stake with cedar and elm pointers; thence, south 70 degrees east, 231 feet to a cedar; thence 78 degrees east 175 feet to an ash tree; thence north 1 degree east 239 feet to a stake with bodock pointer; thence north 64 degrees west 197 feet to a small hackberry tree; thence north 54 degrees 30 minutes west 185 feet to a stake; thence, north 63 degrees 30 minutes west 221.6 feet to an elm tree; thence, south 46 degrees west 388.5 feet to the beginning. Said tract containing 5.35 acres, more or less.

BEING the same property conveyed to Joseph H. Scheffer, by deed from Michael Stevens and wife, Betty Ann Stevens, of record in Book 6297, Page 354, Register's Office for Davidson County, Tennessee, the within named Joseph H. Scheffer being one and the same person as Joseph H. Scheffer, Jr.

This is unimproved real property known as Route # 2, Stringfellow Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JAMES L. EARLEY and wife, BARBARA GEAN EARLEY, their heirs, successors and assigns forever.

The undersigned covenants with the said JAMES L. EARLEY and wife, BARBARA GEAN EARLEY, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are assumed by the Grantees.

2. Ingress and egress easements of record in Book 4491, Page 624 and 626, Register's Office for Davidson County, Tennessee.

CHECK

The undersigned does further covenant and bind himself and his heirs, successors and assigns to warrant and forever defend the title to said land to the said JAMES L. EARLEY and wife, BARBARA GEAN EARLEY, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 11th day of May, 1987.

Joseph H Scheffer Jr
JOSEPH H. SCHEFFER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Mary Smith, a Notary Public in and for said State and County, the within named JOSEPH H. SCHEFFER, JR., the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 1987.

Warren Mary Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $13,000.00

James L. Earley
AFFIANT

Sworn to and subscribed before me this 11th day of May, 1987.

Warren Mary Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

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
			13000.00- CAMI.	
			36.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 42.90-	
			5764A05/11/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24637

IDENTIFI REFERENCE

MAY 11 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 80347