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STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES 12-25-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William T. Berry, Attorney - 109 Shacklett Lane - Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
KARL A. SCHOENENBERGER and Marika S. Schoenenberger	SAME	
(NAME)	(NAME)	34-10-51
1311 Coreland Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34-10-52
Madison, Tennessee 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JOHN G. GARDNER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARL A. SCHOENENBERGER and wife, Marika S Schoenenberger

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

Land in Davidson County Tennessee.

Being Lots Nos. 11 through 22 inclusive of Block "G" on the Plat of Edenwold City as of record in Book 421, Page 123 Register's Office for said County described as follows:

Said Lots nos. 11 thru 22 inclusive front together 300 feet on the southerly side of Shakespear Avenue and run back 200 feet on the easterly line of Lot No. 22 and 218 on the westerly line of Lot No. 11 to a dead line, and show 303 feet more or less on said dead line.

Together with a right of way 12 feet wide through, over and across Lots Nos. 10 to 23 Block "C" from Shakespear Avenue to Farmer Avenue.

Being the same property conveyed to John G. Gardner, Jr. and wife, Mary Elizabeth Gardner from Frances Dawson Sanders, of record in Book 2734, Page 499 Register's Office for Davidson County, Tennessee. See Quitclaim deed from Mary Elizabeth Gardner to John G. Gardner ,Jr. of record in Book 5125, Page 578 R.O.D.C., Tenn.

Mary Elizabeth Garnder joins in this conveyance in order to convey any interest she may have in said property by virtue of being the wife of John G. Gardner, Jr. particularly marital rights.

unimproved (X)
This is improved ( ) property, known as SHAKESPEARE AVENUE, MADISON, TENNESSEE
(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 heirs 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 convey 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 _____ hand ___ this 20th day of August, 19 87

Mary Elizabeth Gardner
MARY ELIZABETH GARDNER

John G. Gardner Jr.
JOHN G. GARDNER, JR.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John G. Gardner, Jr. and wife, Mary Elizabeth Gardner

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Nashville, Tennessee, this 20 day of August 1987

Commission expires 07/17/88

_____
Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
JOHN G. GARDNER, JR. AND WIFE,
MARY ELIZABETH GARDNER

TO
KARL A. SCHOENENBERGER AND WIFE,
MARIKA S. SCHOENENBERGER

FILED
AUG 27 11 19 AM '87
DAVIDSON COUNTY

IDENTIFICATION REFERENCE

5 9 7 7 4

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

250000.00- CONT.
70.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.50-
6263A08/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.7.7.4.

IDENTIFICATION REFERENCE

AUG 27 11 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10080