file box 34

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

61,000.00 William R. Schmitt, Jr.
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 8, 1990

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Wiliam R. Schmitt, Jr. (NAME)	Barclays American/Mortgage Corporation (NAME)	MAP 74-16
3808 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 33213 (STREET ADDRESS)	PARCEL 175
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28233-3213 (CITY) (STATE) (ZIP)	4D-32140

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, Oneida L. Maxwell and husband, Gill Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wiliam R. Schmitt, Jr. and wife, Angela P. Schmitt

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 Lot No. 973 on the Plan of Hermitage Hills, Section 11, of record in Book 3600, page 30, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Oneida L. Maxwell by deed from Nella V. Simmons of record in Book 5109, page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing building setback lines, easements, and restrictions of record in Book 3671, page 572, Register's Office for said County.

59930

IDENTIFICATION REFERENCE

AUG 27 3 39 PM '87

FELIX Z. WILBURN II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (X) unimproved ( ) property, known as 3808 Bonnacreek Drive, Hermitage, TN 37076
(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 my hand this 26th day of August, 19 87

Oneida L. Maxwell

Gill Maxwell
Gill Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oneida L. Maxwell and husband, Gill Maxwell

the bargainor S, with whom I am personally acquainted, and who acknowledged that she/ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 87.

Commission expires May 8, 1991

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

Oneida L. Maxwell

TO

William R. Schmitt, Jr.
Angela P. Schmitt

Return to:

LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

61000.00- CAMT.
170.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 177.30-
6429A08/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59930

IDENTIFI REFERENCE

AUG 27 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10244