Prepared by: J. Blake Freeman, Attorney, P. O. Box 1368, Madison, TN 37116

WARRANTY DEED

BOOK 7382 PAGE 348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Schramm, et ux (NAME)	Same (NAME)	72-4
140 Courtney Cove Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 310
Gallatin TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable consideration, receipt of which is hereby acknowledged,

RECEIVED DAVIDSON COUNTY, TN. Oct 20 9 40 AM 1987 IDENTIFICATION REFERENCE 75411

we, Owen F. McCarty and wife, Jessie Virginia McCarty

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Schramm and wife, Lianne Schramm

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

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 28, of Block "C" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennesse, and described according to a copy of a survey thereof made February 15, 1940, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the northeasterly margin of McAlpine Avenue, the common corner of Lots No. 27 and 28 of said Block; thence northeasterly 172.5 feet to a stake which is 3.2 feet south of an iron pin, said stake being in the common corner of Lots No. 27 and 28 and Lot No. 3; thence with the line between Lots No. 2 and 3 and Lot No. 28, southerly 71.95 feet to a stake which is 18.65 feet south of the corner of Lots No. 2 and 3; thence southwesterly 120.95 feet to the northeasterly margin of McAlpine Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to Owen F. McCarty and wife, Jessie Virginia McCarty from Donald R. O'Guin and wife, Catherine Regenia O'Guin by installment deed of record in Book 5311, page 259, Register's Office for Davidson County, Tennessee, and Instrument of Correction of record in Book 6452, Page 948, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me this the 16 *day of* October 19 87

Affiant R E Schramm

My commission expires 6-29-89 *(Affix Seal)*

Notary Public Owen E Hooten

This is Improved (X) property, known as 1435 McAlpine Avenue, Nashville, TN
(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 except for matters of record.

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 16 *day of* October *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*

Owen F. McCarty

Jessie Virginia McCarty

Mrs. Jessie V McCarty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Owen F. McCarty and wife, Jessie Virginia McCarty

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* 16 *day of* October, 1987

Notary Public

Commission expires 6-25-89

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

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

43000.00- CAMT.
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90-
4368A 10/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:54 I.I.

IDENTIFI REFERENCE

OCT 20 9 40 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27773