SKBE-00099

BOOK 7411 PAGE 745

Warranty Deed

From

STEVEN M. SCHRATZ and CAROLYN L. SCHRATZ,
Husband and Wife

To

Robert A. Simmons et ux, Sherri R. Simmons

Date 11/24/87

85514

IDENTIFICATION REFERENCE

Nov 25 9 35 AM '87

DAVIDSON COUNTY, TN

This Instrument Prepared by J. Morrison
8 Penn Center
Phila., PA 19103

BOOK 7411 PAGE 746

WARRANTY DEED

THIS INDENTURE, made this.....day of....., A. D., 19....., between STEVEN M. SCHRATZ and CAROLYN L. SCHRATZ, Husband and Wife

Tennessee, First Parties, and

Robert A. Simmons et ux, Sherri R. Simmons **Tennessee, Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of

TEN AND NO/100 ---------- **Dollars ($** 10.00 **)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, including the Grantee(s) assuming a certain unpaid indebtedness of record in Book 7264, page 595, said Register's Office, which Grantee(s) promise to pay and hold Grantor(s) harmless from same, STEVEN M. SCHRATZ ET UX, CAROLYN L. SCHARTZ , hereinafter referred to as " GRANTORS "

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of Final P.U.D. Plan, Section 5, Towne Village of The Country, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 496 fronts 60.37 feet on the Westerly margin of Sebetha Court and extends back 141.48 feet on the Northerly line and 92.13 feet on the Southeasterly line to a broken line in the rear measuring 96.88 feet thereon.

BEING the same premises which Randall Phillips Builders, Inc., by Deed dated June 9, 1987 and recorded in Davidson County, Tennessee, in Deed Book Volume 7264, Page 592&c., granted and conveyed unto Steven M. Schratz and Carolyn L. Schratz, Husband and Wife, in fee.

This conveyance is subject to any and all existing restrictions and easements of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except as set forth in in Exhibit "B" which is attached hereto and incorporated herein by reference.

BOOK 7411 PAGE 747

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

Steven M. Schratz (L. S.)
Steven M. Schratz

.....(L. S.)

Carolyn L. Schratz (L. S.)
Carolyn L. Schratz

STATE OF TENNESSEE
COUNTY OF DAVIDSON } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State STEVEN M. SCHRATZ and CAROLYN L. SCHRATZ, Husband and Wife

_____, the within named bargainors, 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 office, in Nashville, Davidson County, this 7th day of November 19 87

Notary Public

My Commission expires 11/12/90

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, 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 office, in _____ County, this _____ day of _____ 19____

Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Robert A. Simmons et ux, Sherri R. Simmons
ADDRESS 1105 Sebetha Court
Antioch, Tennessee 37013
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
First Tennessee Bank
ADDRESS P.O. Box 474
Memphis, Tennessee 38101-0474

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 94,622.07 Affiant / Robert A. Simmons

Subscribed and sworn to before me this 24th day of November 19 87

Notary Public Deana L. Mateyaner

11-12-89

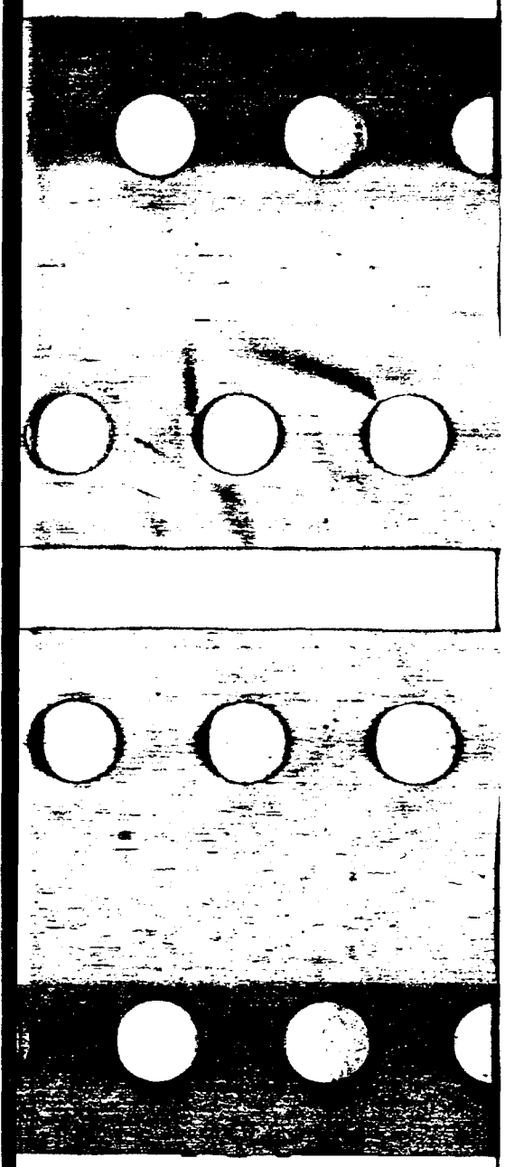
KEITH PRESS, INC., PRINTERS, KNOXVILLE

" EXHIBIT B "

This conveyance is subject to the following:

1. The Plan of record in Book 6250, page 783, said Register's Office.

2. Restrictive covenants contained in instrument of record in Book 6767, page 456, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7411 PAGE 749

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

94622.07- CAMT.
264.88 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 277.38-
6095A11/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.5 1 4

IDENTIFICATION REFERENCE

Nov 25 9 35 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 39199