STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Brenda M. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: 12/29/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA M. ELLIS	CITIZENS & SOUTHERN MORTGAGE COMPANY	11D12145
(NAME)	(NAME)	
208 W. Marthonna Rd.	P.O. Box 656	42-15-27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Tucker, GA 300885-0656	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, CHARLES A. WHEELER, JR. d/b/a WHEELER CONSTRUCTION COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA M. ELLIS, unmarried and FREDERICK J. SCHNEIDER, unmarried,

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 Nos. 61, 62, 63, and 64, of Block "C" on the Plan of MARTHONNA, not of record, described according to a survey made by J.A. Mefford, Surveyor, December, 1937, as follows:

BEGINNING on the westerly margin of Ezell Road West, at a point 1300.3 feet south of the southerly margin of Old Hickory Blvd., said point being the corner of Lot Nos. 60 and 61; thence with the line between said two lots, westwardly 275 feet, thence south 2° 58' west 100 feet to the corner of Lot Nos. 64 and 65; thence with the line between the said two lots, eastwardly 275 feet to the westerly margin of Ezell Road West; thence with said Road, north 2° 58 minutes east 100 feet to the beginning.

BEING the same property conveyed to the within named Grantor by deed of record in Book 7443, Page 840 and by Deed of Correction of record in Book 7478, Page 616, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

ALICE T. WHEELER, spouse of the within named Grantor, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights, in and to the within described property unto the named Grantees.

unimproved ( )
This is improved (X) property, known as 208 W. Marthonna Road, Madison, TN 37115
(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 our hand s this 26th day of February, 1988

CHARLES A. WHEELER, JR.: Charles A. Wheeler JR

ALICE T. WHEELER: Alice T. Wheeler

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, CHARLES A. WHEELER, JR. and wife, ALICE T. WHEELER,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 1988.

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

0.8.233

IDENTIFT REFFERENCE

FEB 29 9 16 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0709 02/29 0101 03CHECK 230.50

WARRANTY DEED

FROM

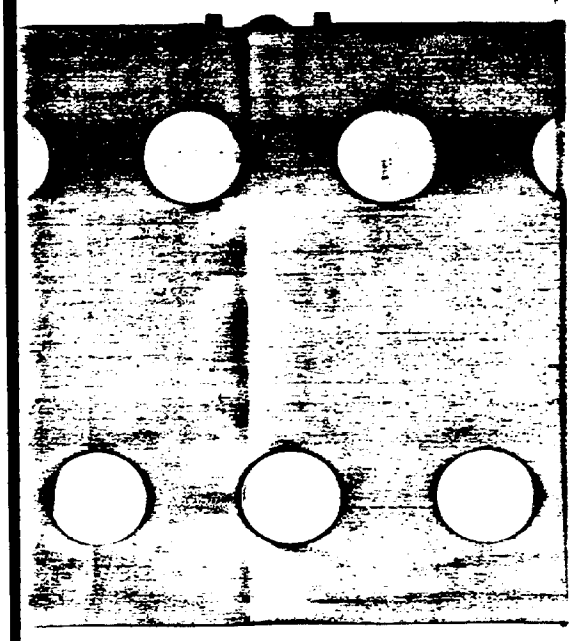
CHARLES A. WHEELER, JR.
d/b/a
WHEELER CONSTRUCTION COMPANY

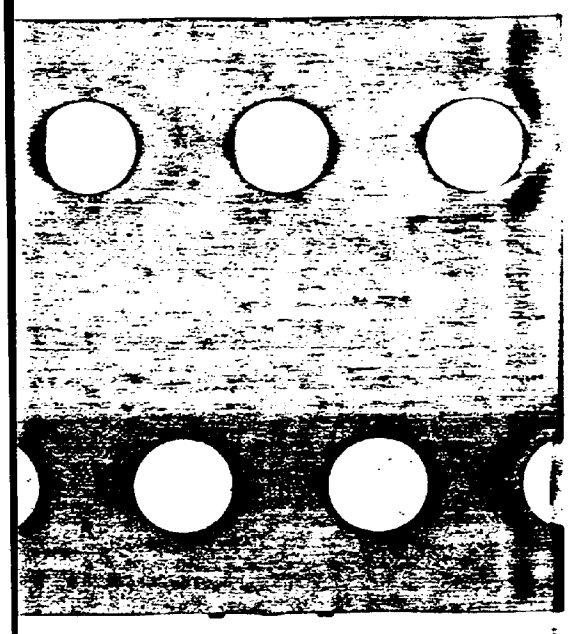
TO

BRENDA M. ELLIS, unmarried
and
FREDERICK J. SCHNEIDER, unmarried

REGISTER, PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7478 PAGE 620

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

CAMT 80000.00
CON TX 224.00
PRFEE 0.50
MDEED 6.00
TOTAL 230.50
CHECK 230.50

02/29/98 01 09:17 0001 0709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.2.3.3

IDENTIFICATION

FEB 29 9 16 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65432