THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Roland Schneller
3214 Merlyn Lane
Nashville, TN. 37214

MORTGAGEE:
CityFederal Savings Bank
c/o The Kissell Co.
30 Warder Street
Springfield, Ohio 45501

MAP-PARCEL NUMBERS:
3DZ-68335
84-12-120

WARRANTY DEED

BOOK 7605 PAGE 634

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimball L. Lowder and wife, C. Roxanne Lowder hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roland Schneller and wife, Pam Schneller hereinafter called the Grantee, Grantee's 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. 41 on the plan of Lincoya Hills, of record in Book 1835, page 91, Register's Office for said County.

SAID Lot No. 41 fronts 100 feet on the easterly margin of Merlyn Lane and extends back 187.8 feet on the southerly line and 178.4 feet on the northerly line to a broken line in the rear, measuring 127.00 feet thereon.

BEING the same property conveyed to Kimball L. Lowder, a single man by deed from Thelma L. Cates, a widow, of record in Book 5901, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

5 1 4 8 2.

IDENTIFICATION

Jul 21 11 24 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

9582 07/21 0101 03CHECK 383.36

This is (~~not~~) improved property, known as 3214 Merlyn Lane, Nashville, TN. 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of July, 1988.

Kimball L. Lowder

C. Roxanne Lowder

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of July, 1988, before me personally appeared Kimball L. Lowder and wife, C. Roxanne Lowder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7605 PAGE 635

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 114,250.00.

Roland Schneller
Affiant

Subscribed and sworn to before me, this the 19th day of July, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

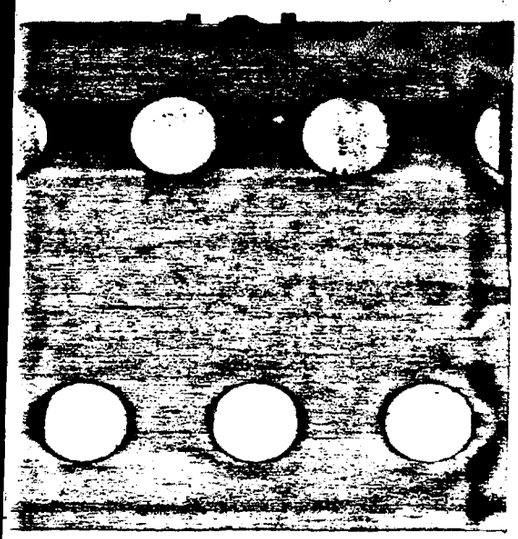
WARRANTY DEED

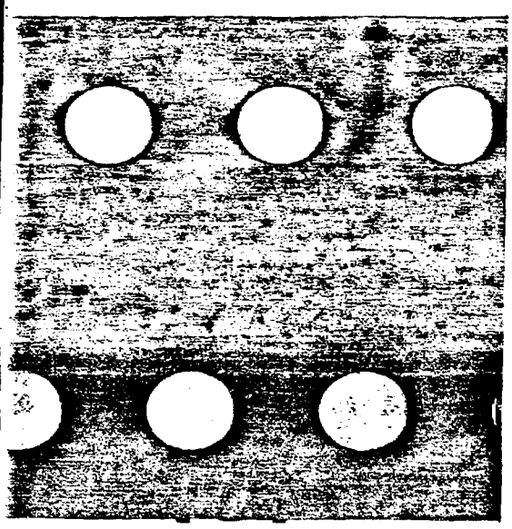
from:
Kimball L. Lowder and wife,
E. Roxanne Lowder

to:
Roland Schneller and wife,
Pam Schneller

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27710





OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7605 PAGE 636

FOR _____

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	114250.00
CON TX	376.86
PRFEE	0.50
WDEED	6.00
TOTAL	383.36
CHECK	383.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/21/88 01 11:25 0001 9582

51482

IDENTIFICATION REFERENCE

JUL 21 11 24 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 115368