THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edward J. Schaerer
950 Draughon Avenue
Nashville, TN 37204

MORTGAGEE:

MAP-PARCEL NUMBERS:
MAP 118-09
PARCEL 221
16DA 06585

WARRANTY DEED BOOK 7911 PAGE 30

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, Frank Bernard Evers III and wife, Kathleen K. Evers hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward J. Schaerer and wife, Joy M. Schaerer 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. 17 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID Lot No. 17, which is a corner lot, fronts 159.4 feet on the southerly margin of Draughon Avenue and fronts 136 feet on the westerly margin of Gen. W. B. Bates Drive, said frontages being joined by a curve having a length of 47.5 feet, and extends back 88.2 feet on the southerly line and 150 feet on the westerly line to a point of inetrsection.

BEING the same property conveyed to Frank Bernard Evers, III, unmarried by deed from Charles Evans Cole and wife, Clarice Smith Cole of record in Book 6794, page 43, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 6794, page 47, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 950 Draughon Avenue, Nashville, TN 37204.

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 8th day of August, 1989.

Kathleen K. Evers
Kathleen K. Evers

Frank Bernard Evers III
Frank Bernard Evers III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of August, 1989, before me personally appeared Frank Bernard Evers III and wife, Kathleen K. Evers, 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.

PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 108,000.00.

Edward J. Schaerer
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

56402

IDENTIF. TREFERENCE

AUG 9 2 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

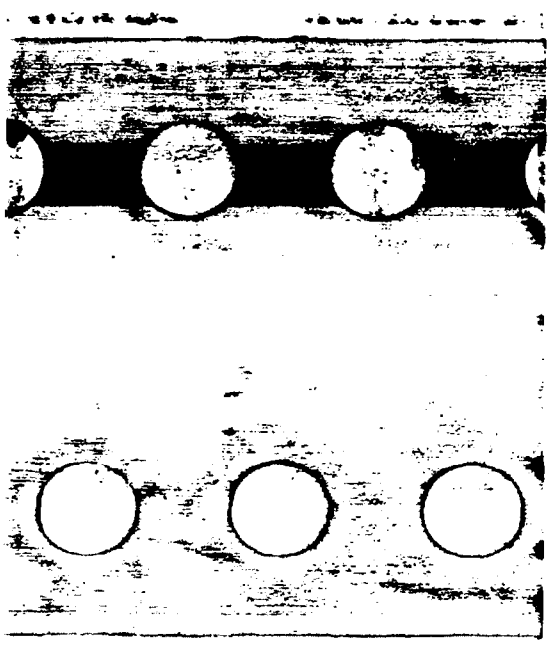
from:
Frank Bernard Evers III

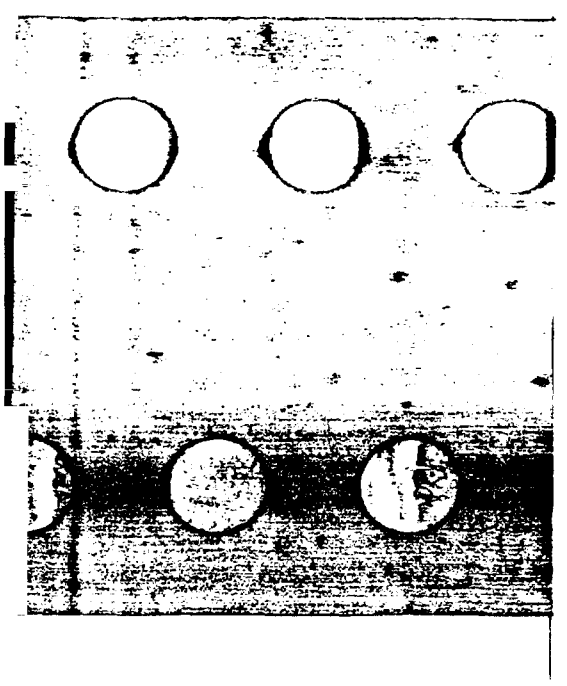
to:
Edward J. Schaerer and wife, Joy M. Schaerer

4055 08/09 0101 03CHECK 363.40

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7911 PAGE 32

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 108000.00

CON TX 356.40

PRFEE 1.00

WDEED 6.00

TOTAL 363.40

CHECK 363.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56402

IDENTIF. TREFERENCE

AUG 9 2 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

08/09/89 01 14:18 0001 4055

No. 237349