File Book 14

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5871
99-980323-4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

x [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 19 89

[signature] Notary Public

MY COMMISSION EXPIRES: Nov. 22, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen R. Schach | Fidelity Federal Savings & Loan | 157-00-036 |
| (NAME) 6371 Chickering Circle | (NAME) 401 Union Street | 07D40785 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (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, Howard Lander and wife, Gail M. Lander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen R. Schach and wife, Sharon M. Schach

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 No. 15 on the Plat of Iroquois Meadows, of record in Plat Book 5050, page 86, amended in Book 5234, page 670, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 186.50 feet on the easterly margin of Chickering Circle land extends back between parallel lines, 215.0 feet.

Being the same property conveyed to Howard Lander and wife, Gail M. Lander by deed from Merrill Lynch Relocation Management, Inc., a California Corporation as of record in Book 6791, page 698, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 5050, page 86, amended in Book 5234, page 670, said Register's Office, shows an Owner's Certificate, a 100 foot minimum building setback line from Chickering Circle, a 10 foot public utility and drainage easement on the rear lot line, a 2.5 X 25 foot anchor easement on the northwest corner of said lot, the plan of record as amended, also reflects building sites and indicates areas for installation of sewage soil absorption systems, which are to remain undisturbed and on which no cut, fill, driveway or water line installation are allowed. The following note is also shown: pumping may be required for absorption area 2.

Restrictions contained in instrument of record in Book 5196, page 265, said Register's Office.

This is (unimproved XX) (improved ( )) property, known as 6371 Chickering Circle, Nashville, Tennessee 37205
(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 their hands this 30th day of August, 19 89

[signature] Howard Lander

[signature] Gail M. Lander

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Howard Lander~~ and wife, Gail M. Lander

the bargainor, 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 30th day of August, 1989.

Commission Expires Nov 19 1990

William L. Rowland
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ Notary Public

**WARRANTY DEED**

FROM
Howard Lander and wife, Gail M. ~~Lander~~

TO
Stephen R. Schach and wife, Sharon ~~M. Schach~~

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

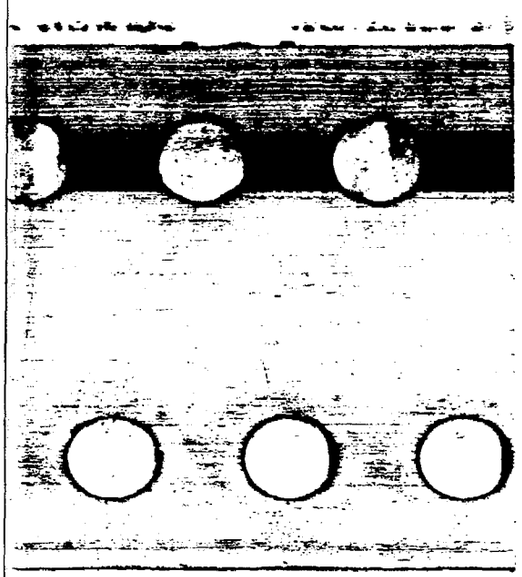
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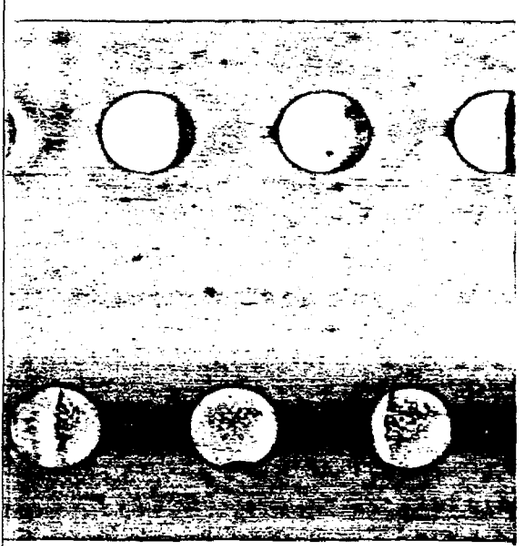
IDENTIFICATION REFERENCE

SEP 5 12 PM '89

DAVIDSON COUNTY, TN

5673 09/05 0101 03CHECK 848.50





**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 |
|---|---|---|---|---|
| | | | | |

CAMT 255000.00
CON TX 841.50
PRFEE 1.00
WDEED 6.00
TOTAL 848.50
CHECK 848.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09.05.97 01 15:13 0001 1673

63570

IDENTIFICATION REFERENCE

SEP 5 3 12 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245698