file box 8/jcb

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

**ADDRESS NEW OWNER:**
Michael J. Schiele
2525 Blair Boulevard
Nashville, TN 37212

**MORTGAGEE:**
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

**MAP-PARCEL NUMBERS:**
104-11
316
24W 08450

**WARRANTY DEED** BOOK 8016 PAGE 284

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, Sam L. Cummins and wife, Elizabeth H. Cummins hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael J. Schiele 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 the easterly 47 1/2 feet Lot No. 88 on the plan of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

SAID property fronts 47 1/2 feet on the southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to the northerly line of Lot No. 73 in said subdivision.

BEING the same property conveyed to Sam L. Cummins by deed from J. C. Smartt and wife, Elizabeth A. Smartt of record in Book 1290, page 598, Register's Office for Davidson County, Tennessee.

93113

IDENTIFICATION REFERENCE

JAN 2 11 28 AM '90

DAVIDSON COUNTY, TN

9279 01/02 0101 03CHECK 287.50

This is (~~an~~) improved property, known as 2525 Blair Boulevard, Nashville, TN 37212.

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 29th day of December, 1989.

Elizabeth H. Cummins
Elizabeth H. Cummins

Sam L. Cummins
Sam L. Cummins

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 29th day of December, 1989, before me personally appeared ~~Sam L.~~ Cummins and wife, Elizabeth H. Cummins, 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 he/~~she~~ executed the same as their free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
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 $ 85,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

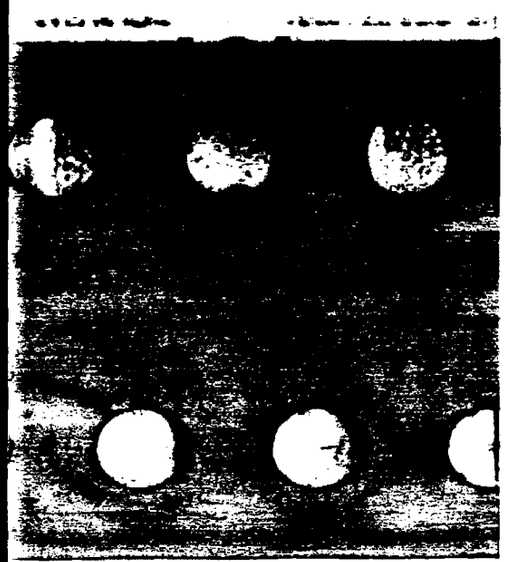
**WARRANTY DEED**

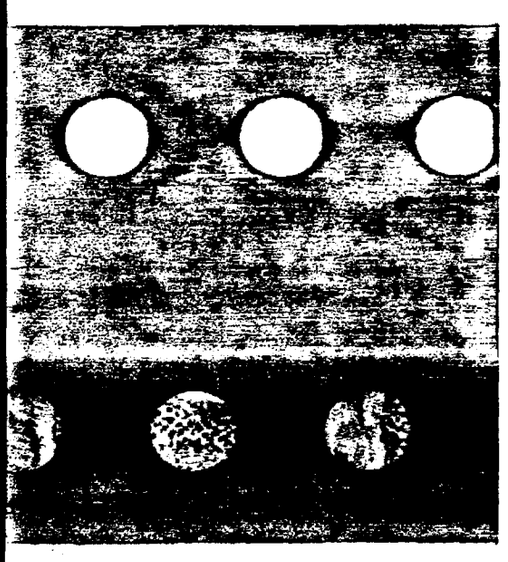
from:
Sam L. Cummins and wife, Elizabeth H. Cummins

to:
Michael J. Schiele

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

TN 28919





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 286

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
MDEED 6.00
TOTAL 287.50
CHECK 287.50

01/02/90 01 11:28 0001 9279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9311.13

IDENTIFICATION REFERENCE

JAN 2 11 28 AM '90

DAVIDSON COUNTY, TN

No. 280443