File 9505

~~File Box 38~~

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8135 PAGE 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID T. SCHEFFMAN (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 117-1-A
702 G Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 4.00 co
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	FB# 7DA-2219

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, JOHN M. LEE, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID T. SCHEFFMAN AND WIFE, CATHY A. SCHUTZ

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

35290

IDENTIFICATION REFERENCE

JUN 20 11 14 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

2054 06/20 0101 03CHECK 1099.00

This is improved (XX) unimproved ( ) property, known as 702 G Bowling Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of June, 1990.

JOHN M. LEE, JR.

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

BOOK 8135 PAGE 12

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. LEE, JR., unmarried

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 13th day of June, 1990.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 90

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN M. LEE, JR., unmarried

TO

DAVID T. SCHEFFMAN AND WIFE,
CATHY A. SCHUTZ

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Land in Davidson County, Tennessee, being Unit 4B on the Plan of Section One Bowling Square of record in Plat Book 4660, page 44, amended in Plat Book 4860, page 51, Register's Office for said County, together with the appurtenant interest in the common elements of Bowling Square Homeowners Association, a horizontal property regime established by Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, said Register's Office, more particularly described as follows:

Beginning at a point in the southerly side line of Lot No. 4 on the Plan of Bowling Square, as of record in Plat Book 4660, page 44, amended in Plat Book 4860, page 51, said Register's Office, said point being North 88 deg. 02 min. 30 sec. East a distance of 132.2 feet from the southwesterly corner of said Lot No. 4; thence with a fence, the end of a storage room, and the face of a garage wall, North 5 deg. 27 min. West a distance of 43.5 feet to a building corner; thence with the face of a wall, South 84 deg. 11 min. West a distance of 3.0 feet to a point; thence North 5 deg. 52 min. West a distance of 11.6 feet to a point; thence with a 6.0 foot radius curve to the right a distance of 9.4 feet to a point; thence with the edge of pavement and the face of a wall, North 84 deg. 21 min. East a distance of 37.3 feet to the face of a wall; thence with said face, North 6 deg. 02 min. West a distance of 21.8 feet to a building corner; thence, with the face of a wall, North 83 deg. 36 min. East a distance of 9.9 feet to a point; thence with the center of a fence, North 6 deg. 19 min. West a distance of 9.9 feet to a point in the northerly side line of said Lot No. 4; thence with said northerly line, North 84 deg. 15 min. East a distance of 58.3 feet to the northeasterly corner of Lot No. 4; thence with the easterly line of said Lot No. 4, South 5 deg. 59 min. East a distance of 100.0 feet to the southeasterly corner of Lot No. 4; thence with the southerly line of Lot No 4, South 88 deg. 02 min. 30 sec. West a distance of 108.78 feet to the point of beginning.

Being the same property conveyed to John M. Lee, Jr. by deed from Earl A. Dunn and wife, Barbara D. Dunn of record in Book 7958, page 377, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Master Deed and By-Laws of record in Book 4724, page 753, amended in Book 4932, page 150; and (3) All matters appearing on the Plans of record in Plat Book 4660, page 44 and Plat Book 4860, page 51, said Register's Office.

EXHIBIT "A"

File Box 38 File 9505

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

RECEIVED OF _____

FOR _____

BOOK 8135 PAGE 14

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 330000.00	
			CON TX 1089.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 1099.00	
			CHECK 1099.00	
		06/20/90	01 11:14 0001 2054	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35290

IDENTIFICATION REFERENCE

JUN 20 11 14 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 329691