JB

SEND TAX BILLS TO:

Virgil T. Ross
1280 Cheyenne
Madison, TN 37115

ADDRESS OF NEW OWNERS:

Same

MAP/PARCEL: 53-5-14

WARRANTY DEED

BOOK 8261 PAGE 220

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS $10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, DONALD W. SCHLENKER, AND ~~WIFE,~~ RB DWS RUBY SCHLENKER, have this day bargained and sold and by these presents do hereby transfer and convey unto VIRGIL T. ROSS, AND WIFE, MARY E. ROSS, as tenants by entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

Situated in Davidson County, Tennessee and described as follows:

BEING Lot No. 154 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, said Register's Office.

Said Lot No. 154 fronts 105.0 feet on the southwesterly side of Cheyenne Boulevard and runs back 216.1 feet on the northwesterly line and 244.7 feet on the southeasterly line to a line in the rear which measures 108.9 feet thereon.

Being the property conveyed to Donald W. Schlenker and wife, Ruby Schlenker by deed from Francis C. Botts Heirs, of record in Book 6435, Page 567, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, and all visible easements, and real estate taxes for 1990 which have been prorated.

PTRPARED BY:

FIRST SUMNER TITLE, INC.
103 PUBLIC SQUARE
GALLATIN, TENN. 37066
452-1070 256-0178

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
DEC 20 10 27 AM '90

IDENTIF. TREFERENCE

80865

WE FURTHER COVENANT and bind ourselves, our heirs and legal representatives to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, WE have hereunto set our hands this the 14th day of December, 1990.

Donald W. Schlenker
DONALD W. SCHLENKER

Ruby Schlenker
RUBY SCHLENKER

BOOK 8261 PAGE 221

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, DONALD W. SCHLENKER, AND ~~WIFE~~, RUBY SCHLENKER, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 18th day of December, 1990.

Patsy L. Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,950.00.

Mary E. Ross
AFFIANT

SUBSCRIBED and sworn to before me this the 18th day of December, 1990.

Patsy L. Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.

0828 12/20 0101 03CHECK 297.07

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8261 PAGE 222

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	87950.00
CON TX	290.07
PRFEE	1.00
RECORDED	6.00
TOTAL	297.07
CHECK	297.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/90 01 10:26 0001 0828

8801665

IDENTIF. REFERENCE

DEC 20 10 27 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383227