File 9857 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8268 PAGE 198

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOSEPH T. SCHIMENTI (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 130-4
4304 Sneed Road (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 75
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. 7DA42910

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, WILLIAM M. WARFIELD, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH T. SCHIMENTI AND WIFE, JAMIE K. PHIFER-SCHIMENTI

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:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office for said County.

Said part of Lot No. 25 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to William M. Warfield and Dan B. Andrews, Jr. by deed from Harris D. Gabel and wife, Lenore G. Gabel of record in Book 5927, page 398, said Register's Office. The said Dan B. Andrews, Jr. conveyed his interest in subject property to William M. Warfield by quitclaim deed of record in Book 6425, page 422, said Register's Office.

This conveyance is made subject to (1) Easements of record in Book 4147, page 832 and in Book 4159, page 112; and (2) All matters appearing on the Plan of record in Plat Book 547, page 66, said Register's Office.

Janet B. Warfield, spouse of William M. Warfield, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William M. Warfield.

8 3 1 3 2

IDENTIF. REFERENCE

JAN 3 9 22 AM '91

FELIX [illegible] DAVIDSON COUNTY TN.

2115 01/03 0101 03CHECK 465.70

unimproved(X)
This is improved ( ) property, known as 4304 Sneed Road, 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 31st day of December, 1990.

William M. Warfield
WILLIAM M. WARFIELD

Janet B. Warfield
JANET B. WARFIELD

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. WARFIELD AND JANET B. WARFIELD

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

Witness my hand at office, this 31st day of December, 19 90

My commission expires 3-11-91 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 Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 90

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

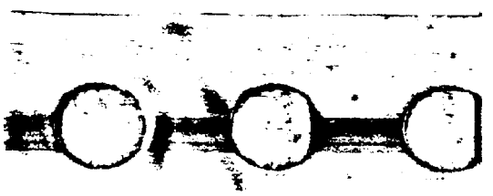
WILLIAM M. WARFIELD

TO

JOSEPH T. SCHIMENTI AND WIFE,
JAMIE K. PHIFER-SCHIMENTI

PLEASE RETURN TO:

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 200

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 139000.00
CON TX 458.70
PRFEE 1.00
WDEED 6.00
TOTAL 465.70
CHECK 465.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/03/91 01 09:21 0001 2115

83132

IDENTIF. T REFERENCE

JAN 3 9 22 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 386028

[redacted]