Box 38 MJP

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s):	Send Tax Bills to	Tax Information:
Herbert J. Schulman	New Owner	Map: 116-15
109 Westhampton Place		Parcel: 7
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R. THOMAS PATTEN and wife, PATSY S. PATTEN, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to HERBERT J. SCHULMAN and wife, JEAN SCHULMAN (the "Grantee"), their heirs and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jackson Estates, as of record in Plat Book 6900, pages 107 and 108, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to R. Thomas Patten and wife, Patsy S. Patten by deed from Katherine Davis Murfree and Barbara Davis Johnston of record in Book 6985, page 408, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 530 Jackson Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of January, 1992.

R. Thomas Patten

R. THOMAS PATTEN

Patsy S. Patten

PATSY S. PATTEN

78122

IDENTIFICATION REFERENCE

JAN 21 3 21 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Thomas Patten and wife, Patsy S. Patten, 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, at office, this 20th day of January, 1992.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me,
this 15th day of January, 1992.

Notary Public

My Commission Expires: 11-27-93

5:MJP0114926.JP

EXHIBIT A

1. State, County and City Taxes for 1992, which have been prorated and assumed by the Grantee.

2. Restrictive covenants contained in an instrument of record in Book 7047, page 782, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Plat Book 6900, pages 107 and 108, Register's Office for Davidson County, Tennessee.

4. Easement to Southern Bell Telephone & Telegraph Co. of record in Book 1221, page 378, modified in Book 4603, page 385, Register's Office for Davidson County, Tennessee.

3500 01/21 0101 03CHECK 2507.50

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 675000.00
CON TX 2497.50
PRFEE 1.00
WDEED 9.00
TOTAL 2507.50
CHECK 2507.50

01/21/92 01 15:22 0001 8500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.1.2.2

IDENTIFICATION REFERENCE

JAN 21 3 21 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 494093