BOOK 8636 PAGE 207

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES: October 6, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Karl W. Schmidt Jr. (NAME)	Third National Bank in Nashville (NAME)	084-06-0
2616 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Main Street (STREET ADDRESS)	15.00
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	03DZ 45555

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, WE, George W. Hearn and Herschel A. Hearn, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl W. Schmidt Jr. and wife, Marie C. Schmidt

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 116 on the Plan of Sunny Acres Section IV of record in Plat Book 2900, Page 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herschel A. Hern and wife, Nellie Juanita Hearn by deed of record in Book 3785, Page 793, said Register's Office. Herschel A. Hearn predeaceased Nellie Juanita Hearn. Said property is now vested in Herschel Albert Hearn, Jr. and George William Hearn by the Last Will and Testment of Nellie Juanita Hearn recorded in Will Book 174, Page 678, said Probate Office for Davidson, Co. Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This instrument is executed on behalf of George W. Hearn by Herschel A. Hearn, Jr. as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8c310, Page 2010, in the Register's Office for Davidson County, Tennessee.
The said Herschel Albert Hearn, Jr. and Herschel A. Hearn, Jr. is one and the same person.

The said George William Hearn and George W. Hearn is one and the same person.

The subject property is not the place of residence of either of the grantors.

This is ( ) unimproved (X) improved property, known as 2616 Windemere Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 27th day of May, 19 92

George W. Hearn
By: George W. Hearn Herschel A. Hearn Jr.
Herschel A. Hearn, Jr., Attorney-in-fac Herschel A. Hearn, Jr.

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STATE OF TENNESSEE
Davidson County
~~XXXXXX~~
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herschel A. Hearn, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of May, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM George W. Hearn and Herschel A. Hearn, Jr.

IDENTIF. REFERENCE

TO Karl W. Schmidt Jr. and wife, Marie C. Schmidt

MAY 28 1 47 PM '92

0901 05/28 0101 83CHECK 425.10

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

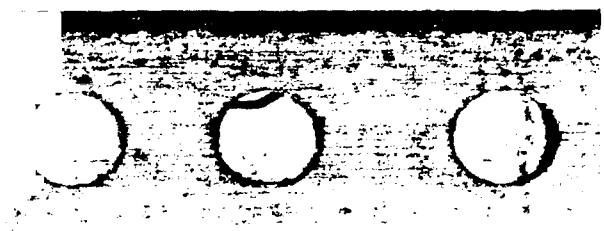
STATE OF TENNESSEE
COUNTY OF AT LARGE

On this 27th day of May, 1992, before me personally appeared Herschel A. Hearn, Jr., the person who executed the foregoing instrument on behalf of George W. Hearn, and acknowledged that he executed the same as the free act and deed of the said George W. Hearn, through Power of Attorney granted him by the said George W. Hearn.

Commission Expires:10-9-95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

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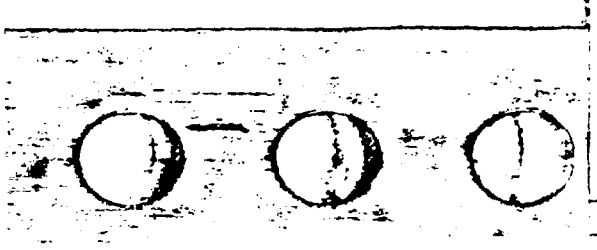
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

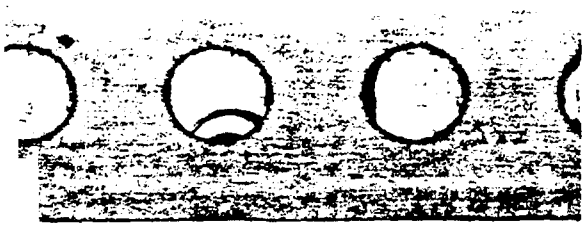
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 113000.00
CON TX 418.10
PRFEE 1.00
WDEED 6.00
TOTAL 425.10
CHECK 425.10

05/28/92 01 13:46 0001 0901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





I 3946

IDENTIF. TREFERENCE

MAY 28 1 47 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 535050