VIII-K-2 JRR/aw 02/16/93 3x157

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

WARRANTY DEED BOOK 8870 PAGE 615

Address New Owner(s) as follows: SHARI ELAINE HUGHES, 5900 Robertson Avenue, Nashville TN 37209

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 8DA-20720, Map No. 91/10, Parcel No. 002.00.

For and in consideration of the sum of SIXTY TWO THOUSAND FIVE HUNDRED ($62,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, LARRY L. SCHMITTOU and wife, SHIRLEY SCHMITTOU, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto SHARI ELAINE HUGHES, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 5900 Robertson Avenue, Nashville TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, SHARI ELAINE HUGHES, her heirs and assigns, forever; and we, LARRY L. SCHMITTOU and wife, SHIRLEY SCHMITTOU, do covenant with the said Grantee 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, except as shown on **EXHIBIT B** attached hereto and made a part hereof. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

The said SHIRLEY SCHMITTOU, wife of LARRY L. SCHMITTOU, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, LARRY L. SCHMITTOU.

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

Witness my hand this 19th day of February 1993.

LARRY L. SCHMITTOU

SHIRLEY SCHMITTOU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY L. SCHMITTOU and wife, SHIRLEY SCHMITTOU, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of February 1993.

Notary Public

My commission expires 7-23-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $62,500.00.

Affiant

Subscribed and sworn to before me
this 19th day of February 1993.

Notary Public

My commission expires: 01 Jul 1996

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEING the easterly 80 feet front of the southerly 225 feet of the southeasterly part of Lot No. 38 on the Map of the B. F. Cockrill's Farm, of record in Book 161, pages 134 and 135, Register's Office for said County, and being described according to a loan survey prepared by T. R. Sanford, Surveyor, 26 September 1953, as follows, to wit:

BEGINNING in the center of Robertson Avenue at the common corner of Lots Nos. 38 and 39 on the said Plan, said point also being in the center line of a 40-foot unnamed street at its intersection with the center of Robertson Avenue; thence with the centerline of Robertson Avenue, North 73-3/4 deg. West 80 feet to a point; thence parallel with the easterly line of Lot No. 38, North 5 deg. East 225 feet to a point; thence parallel to the centerline of Robertson Avenue, South 73-3/4 deg. East 80 feet to a point in the easterly line of Lot No. 38, which point is also in the centerline of a 40-foot unnamed street; thence with the centerline of said unnamed street and along the easterly line of Lot No. 38, South 5 deg. West 225 feet to the point of beginning.

Being the same property conveyed to Larry L. Schmittou by Deed from E. L. Smith and wife, Mary A. Smith, as shown of record in Book 7138, page 815, Register's Office for Davidson County, Tennessee.

EXHIBIT B BOOK 8870 PAGE 618

1. 1992 Metro taxes, Map-Par. No. 91/10-2, Field Book No. 8DA-20720, listed to Larry L. Schmittou, $131.07, now due and payable.

   1993 Metro taxes, Map-Par. No. 91/10-2, Field Book No. 8DA-20720, listed to Larry L. Schmittou, a lien, but not yet due and payable.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Sections 67-5-603, et seq.

3. Commercial Loan Deed of Trust executed by Larry L. Schmittou and wife, Shirley Schmittou, to Glenn L. Lawrence, Trustee, for Metropolitan Federal Savings and Loan Association, dated 13 February 1987, filed 17 February 1987, as shown of record in Book 7138, page 819, Register's Office for Davidson County, Tennessee, to secure to Metropolitan Federal Savings and Loan Association, the principal sum of $28,700.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (See instrument for complete terms and conditions, as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

4. Restrictive covenants contained in instrument of record in Book 4842, page 483; Book 1341, page 254; Book 844, page 224; and Book 2493, page 325, all Register's Office for Davidson County, Tennessee.

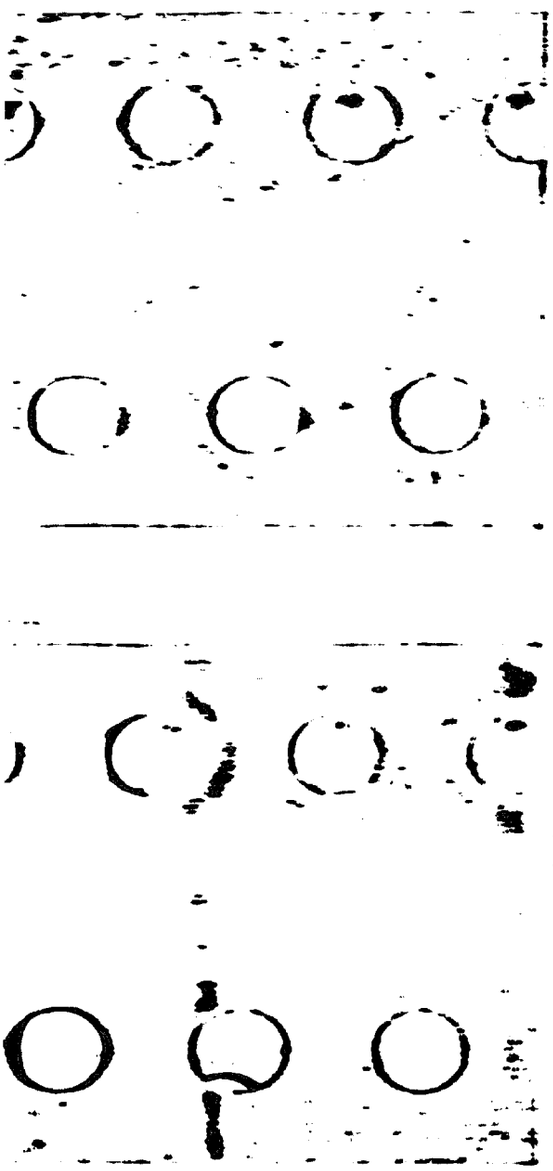
5. The Plan of record in Book 161, pages 134 and 135, as revised in Book 5190, page 364, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain setback lines and easements to which reference is made.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 482, Register's Office for Davidson County, Tennessee.

7. Title to that portion of the premises embraced within the bounds of roads, streets or highways existing or proposed.

94467

FEB 22 3 04 PM '93



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

RECEIVED OF _____

FOR _____

BOOK 8570 PAGE 619

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CMRT	6,500.00
			COM TX	331.35
			PRFEE	1.00
			MISCELL	15.00
			TOTAL	248.35
			CHECK	248.35

02 22 93 01 15:03 0001 5975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94467

IDENTIFICATION REFERENCE

FEB 22 3 04 PM '93

No. 623597