FILE BOX 45

BOOK 9044 PAGE 212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1993

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214
NAME — ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Karl W. Schmidt, Jr. (NAME)	Third National Bank in Nashville (NAME)	Map 84-6
2616 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Main Street (STREET ADDRESS)	Parcel 9
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND 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:

A strip or tract of land lying between the rear Lot lines of Lot Nos. 115, 116, 117, 118 and 119 and the Easterly margin of Briley Parkway. Also being the remainder of Lot Nos. 110, 111, 112, 113 and a small tract marked Reserved adjoining said Lot 110, of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and not used for right-of-way for Briley Parkway and described together as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the commmon corner of Lot Nos. 113, 114 and 115; thence North 35 deg. 46' 54" East 705.55 feet along the Easterly margin of Briley Parkway to a point; thence South 85 deg. 03' East 227.3 feet along the Northerly boundary line of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, to a point; thence South 37 deg. 17' West 201.5 feet along the rear of said Lot No. 119 to a point; thence South 60 deg. 20' 30" West 154.6 feet along the rear of said Lot No. 118 to a point; thence South 43 deg. 02' 30" West 291.8 feet along the rear of said Lot No. 117 and part of Lot 116 to a point; thence South 60 deg. 39' West 210.2 feet along the rear of said part of Lot No. 116 and Lot 115, to the point of beginning and containing 2.04 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS:

A triangular shaped tract of land lying lying between the rear of Lot No. 115 and the Easterly margin of Briley Parkway and being part of the remainder of Lot No. 113 of Sunny Acres Subdivision,

This is unimproved (XX) improved ( ) property, known as 2616 Windemere Drive (House Number) (Street) Nashville, TN 37214 (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 heir 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 covey 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 day of July 13, 1993

George W. Hearn

Herschel A. Hearn, Jr.

Herschel A. Hearn, Jr., Hershel A. Hearn, Jr. and Herschel Albert Hearn, Jr. being one and the same person.

George W. Hearn and George William Hearn being one and the same person.

STATE OF TENNESSEE
COUNTY OF Robertson

BOOK 9044 PAGE 213

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

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Springfield, Tennessee, this 13 day of July, 19 93.

Commission expires June 4, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

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

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

RETURN TO: METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named George W. Hearn, 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 Atlanta, Georgia, this 20th day of July, 1993.

Notary Public, Coweta County, Georgia.
My Commission Expires June 18, 1995.

My Commission Expires _____

Deborah C. Coker
Notary Public

Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee. Not used for right-of-way for Briley Parkway and described as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113, 114 and 115; thence North 39 deg. 39' 30" East 160.80 feet along the Easterly margin of Briley Parkway to a point; thence South 27 deg. 10' 15" East 66.47 feet along a line as if the line between Lots Nos. 115 and 116 were extended; thence South 64 deg. 09' 30" West 147.85 feet along the rear line between Lot 113 and 115 to the point of beginning and containing 4,905 square feet or 0.11 acres.

A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and 112 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 116 and 117 as shown on said Subdivision North 27 deg. 06' 00" West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 deg. 39' 30" East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 deg. 08' 00" East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway; thence South 46 deg. 46' 30" West 156.10 feet along the rear of Lot No. 117 to the point of beginning and containing 18,333 square feet, or 0.42 acres

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A tract of land lying between the rear of Lot Nos. 118 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and a small tract marked "Reserved" adjoining said Lot 110 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 117 and 118 as shown on said Subdivision; thence North 27 deg. 08' 00" West 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway thence North 39 deg. 39' 30" East 181.02 feet along the East margin of Briley Parkway to a point; thence South 25 deg. 41' 23" West 206.37 feet to the rear corner of Lot Nos. 118 and 119; thence South 64 deg. 23' 30" West 154.60 feet along the rear of Lot No. 118 to the point of beginning and containing 27,514 square feet or 0.63 acres.

A tract of land lying to and adjoining the rear of Lot No. 119, being part of a small Tract marked "Reserved" and adjoining Lot Nos. 110 and 119 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at the rear corner of Lot Nos. 118 and 119 as shown on said Subdivision; thence North 25 deg. 41' 23" West 206.37 feet along a line to a point on the East margin of Briley Parkway; thence leaving said margin of Briley Parkway South 80 deg. 52' 00" East 227.30 feet along the McGavock Park property line to the rear corner of Lot Nos. 119 and 120; thence South 42 deg. 00' 00" West 201.70 feet along the rear corner of Lot Nos. 119 to the point of beginning. Being triangular in shape and containing 19,254 square feet or 0.44 acres.

BEING part of the same property conveyed to Hershel A. Hearn and wife, Juanita Allison Hearn, by deed from Metropolitan Government of Nashville & Davidson County, of record in Book 4524, page 787, said Register's Office. See also Deeds of record in Book 4543, page 661; Book 4601, page 575; Book 4604, page 271; and Book 4544, page 385, said Register's Office. Said property is now vested in Herschel Albert Hearn, Jr. and George William Hearn by the Last Will and Testament of Nellie Juantia Hearn recorded in Will Book 174, page 678, said Probate Office for Davidson Co., Tennessee.

93 AUG 11 AM 10:16
CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.

50972
IDENTIF. & REFERENCE