This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jack Schuett, et ux	SAME	Map 119-9
1284 Gangwinds Dr		Parcels 35 & 36
Mt Juliet, Tenn 37122		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

MARILYN A. GARDNER

have bargained and sold and by these presents do hereby transfer and convey unto the said

JACK SCHUETT AND WIFE, JEANINE SCHUETT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 52 and 53 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 52 and 53 front and adjoin together 100 feet on the West side of Caldwell Avenue (now known as Grandview Avenue) and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Marilyn A. Gardner by Substitute Trustee's Deed from Gail P. Pigg, Substitute Trustee, of record in Book 9283, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1995 taxes; and Easement for sanitary sewers and/or storm drainage of record in Book 4243, page 894, and storm sewer of record in Book 3926, page 68, Register's Office for Davidson County, Tennessee.

Carl P. Gardner, husband of Marilyn A. Gardner, joins in this conveyance.

This is improved property known as _____.

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, except as set forth above.

Whenever 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 hands this 3rd day of January, 1995.

Marilyn A. Gardner
MARILYN A. GARDNER

Carl P. Gardner
CARL P. GARDNER

BOOK 9564 PG 186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MARILYN A. GARDNER AND HUSBAND, CARL R. GARDNER, the within named bargainors, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of January, 1995.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $54,000.00.

Jack Schmitt

Sworn to and subscribed before me this 3rd day of January, 1995.

NOTARY PUBLIC

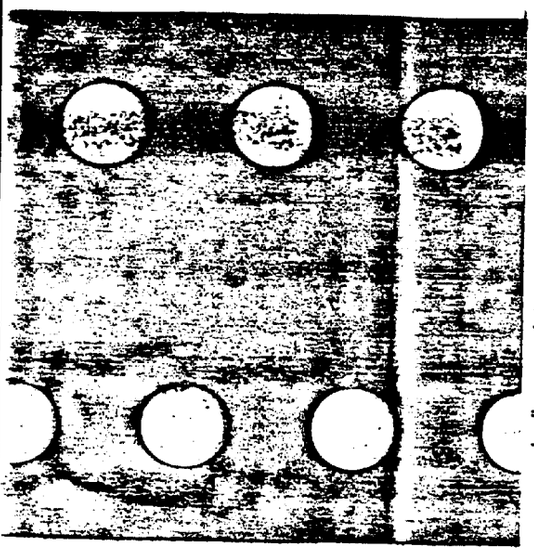
My commission expires: 7/27/96.

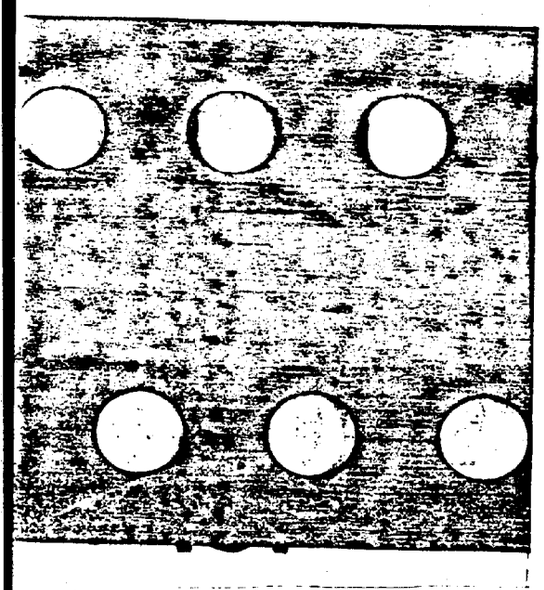
9267 01/05 0101 03CHECK 208.80

95 JAN -5 AM 8:55
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

22892





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 187

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 54000.00
CON TX 199.80
PRFEE 1.00
MDEED 8.00
TOTAL 208.80
CHECK 208.80

01/05/95 01 08:55 0001 9267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22892
IDENTIF. # REFERENCE

95 JAN -5 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869137