BOOK 9641 PG 20

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3RD DAY OF APRIL, 1995

NOTARY PUBLIC

My Commission expires: 5/24/97

THIS INSTRUMENT PREPARED BY

DONALD ARKOVITZ, ATTORNEY, 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PHILLIP SCHULLER, ET UX (NAME)	PHILLIP SCHULLER, ET UX (NAME)	MAPNO. 94.01
701 SOUTH 14TH STREET (ADDRESS)	701 SOUTH 14TH STREET (ADDRESS)	PAR NO.320
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	23W - 12090

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DONALD A. SCHULLER (DECEASED) AND WIFE, MARY F. SCHULLER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PHILLIP SCHULLER AND WIFE, MARY F. SCHULLER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot no. 39 on the Map of Shelby Village, No. 2, as of record in Book 1835, page 48, Register's Office for said County.

Beginning at a point in the Easterly margin of South 14th Street at the corner of Lots Nos. 38 and 39; thence with the line between said lots, Easterly 112 feet to a corner of Lot no. 40; thence with the line between Lots No.s. 39 and 40, Northerly 90.7 feet to the Southerly margin of Sevier Court; thence with the margin of same, Westerly 86.6 feet to the beginning of a curve; thence around said curve Southwesterly 39.6 feet to the Easterly margin of South 14th Street; thence with the margin of same Southerly 62.9 feet to the point of beginning.

Being the same property conveyed to Donald A. Schuller and wife, Mary F. Schuller and Anthony M. Schuller and wife, Cindy Schuller by deed from Dorothy S. Adams and Robert L. Fitzgerald of record in Book 6820, page 511, said Register's Office. The said Anthony M. Schuller and wife, Cindy Schuller and wife, Mary F. Schuller by deed of record in Book 6857, page 769, and the said Donald A. Schuller having since died.

This is unimproved ( ) improved (X) property, known as 701 SOUTH 14TH STREET, NASHVILLE, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3RD day of APRIL, 19 95.

Mary F Schuller
MARY F. SCHULLER

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INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARY F. SCHULLER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3RD day of APRIL, 19 95.

My Commission expires:
5/24/97

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ Notary Public

4,9917 IDENTIFICATION REFERENCE

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

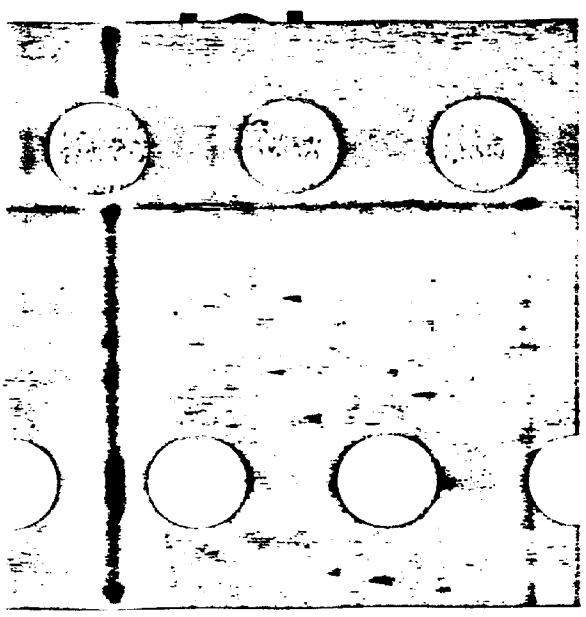
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ___, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

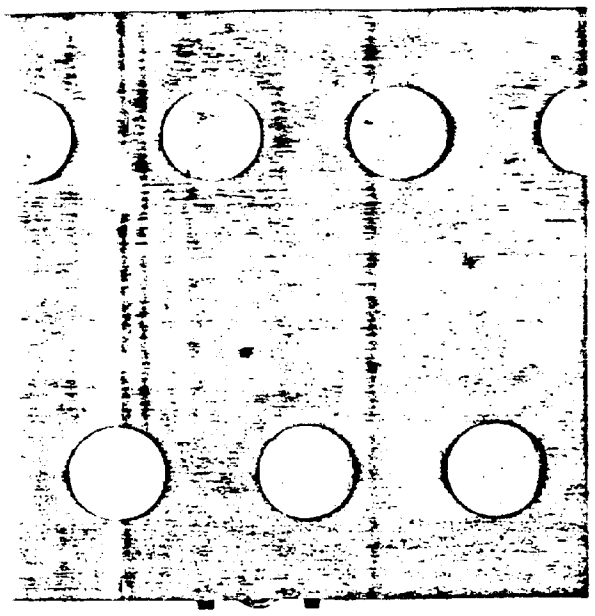
Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ Notary Public

04/10/95 01:01 CHECK 138.50





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 35000.00
CON TX 129.50
PRFEE 1.00
MDEED 9.00
TOTAL 138.50
CHECK 138.50

04/10/95 01 08:02 0001 9048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49917

IDENTIFICATION REFERENCE

95 APR 10 AM 8:03

DAVIDSON COUNTY, TN

No. 898551