[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Michael J. Schmidt	[Ann M. Schmidt	[MAP and PARCEL
[Ann M. Schmidt	[	[
[Hawkdale Drive	[415 Tusculum Rd. K-8	[172-8-17
[Nashville, TN	[Nashville, TN 37211	[

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Randall K. Dotson** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ann M. Schmidt, unmarried, and father, Michael J. Schmidt, unmarried, as joint tenants with right of survivorship and NOT as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee Being Lot 15 on the Plan of Forrest Acres Estates, Section I, as of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more legal description.

Being part of the same property conveyed to Joe Dotson and wife, Mary Estelle Dotson, by deed from Ernest M. Hawkins, Mrs. Mary Ann Hawkins Rubich and Mrs. Florence Hawkins Borland, being all the Heirs at Law of Annie Mae Kennedy Hawkins, of record in Book 4202, Page 364, Register's Office for Davidson County, Tennessee. The said Mary Estelle Dotson predeceased her husband leaving Joe Dotson as the surviving tenant by the entirety. The said Joe Dotson died testate on December 16, 1994, and by the terms of his Last Will and Testament appearing of record in Will Book 195, Page 121, Docket #94P1912, Probate Court Clerk's Office for Davidson County, Tennessee, devised his interest in the above property to his son, Randall K. Dotson.

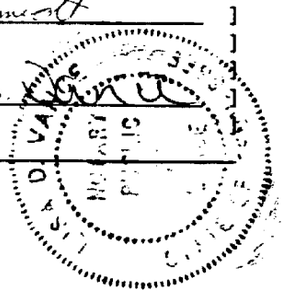
The said Joe Dotson is one and the same person as Joseph K. Dotson.

This is property with a common address of Hawkdale Drive, Nashville, TN.

Grantor hereby warrants that he has never lived in the property herein conveyed as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3700, Page 2, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easements of record in Book 7573, Page 168, and in Book 7573, Page 192, said Register's office.

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $23,000.00]
[Ann M. Schmidt]
[Affiant]
[Subscribed and sworn before me this 17th day of April, 1995.]
[Lisa D. Harris]
[My Commission Expires: 10-14-96 Notary Public]



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **April, 1995**.

Randall K. Dotson

Randall K. Dotson

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 **Randall K. Dotson** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **17th** day of **April, 1995**.

Lisa D. Vance

Notary Public
My Commission Expires: 1 D 1 [illegible]

LISA D. VANCE NOTARY PUBLIC STATE AT LARGE

File No. 9503-107

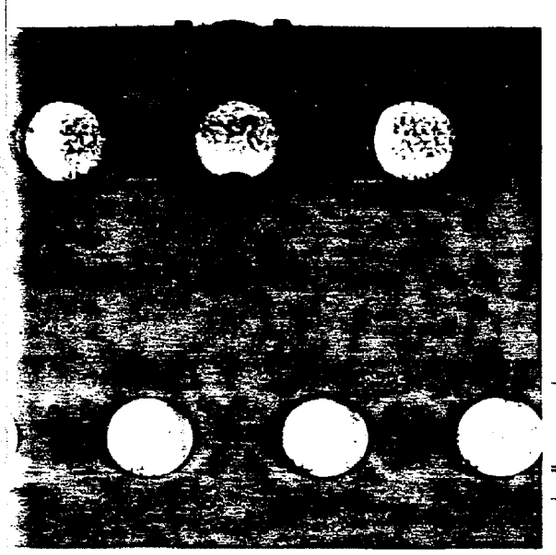
53228

IDENTIFICATION REFERENCE

95 APR 20 AM 9:25

REGISTER
DAVIDSON COUNTY, TN.

TAX 24.50 MTG TAX PAID 94.50



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

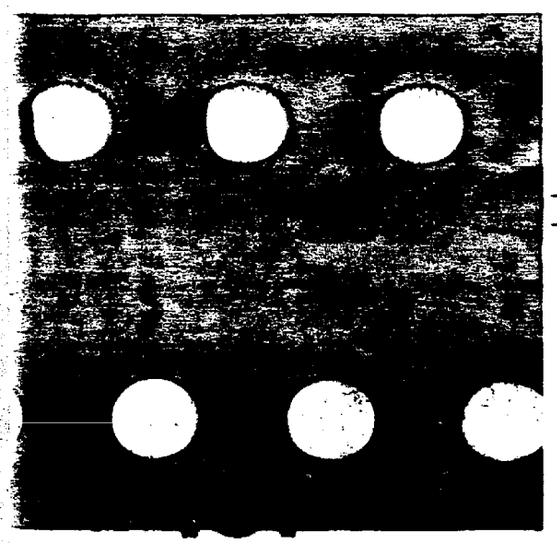
RECEIVED OF _____

FOR _____

BOOK 9650 PG 140

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
TOTAL ~~94.10~~
CHECK ~~94.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/95 01 09:25 0001 2700

95 APR 20 AM 9:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

53228
IDENTIF. ↑ REFERENCE

No. 902164