book 10013 pg 854

WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $273,500.00.

Marshall Lynn Schadt
Affiant

Sworn to and subscribed before me on this the 12th day of April, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

NORWEST MORTGAGE, INC.
215 Centerview Drive,
Suite 111
Brentwood, TN 37027

Address New Owner:
Marshall Lynn Schadt
& wife, Anita M. Schadt
4101 Brandywine Pointe
Old Hickory, TN 37138

Send Tax Bills to:
Norwest Mortgage Inc.
215 Centerview Drive,

Map-Parcel
64-3-B/4

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($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, WILLIAM I. DAWSON and wife, BONNETTE ADCOCK DAWSON**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MARSHALL LYNN SCHADT and wife, ANITA M. SCHADT**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 39 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 1, Revised, of record in Book 7900, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William I. Dawson and wife, Bonnette Adcock Dawson, by deed from Samuel L. Erwin, Jr., and wife, Sandra Beth Erwin, of record in Book 9042, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Restrictive covenants contained in an instrument of record in Book 8120, page 170, said Register's Office, and amended in Book 8671, page 484, said Register's Office.

3) Plan of record in Plat Book 7900, page 171, said Register's Office.

4) Easement for common area of Brandywine Pointe Subdivision, Phase 1, Section 1, Revised of record in Book 1848, page 269, said Register's Office.

BOOK 10013 PG 855

This is improved property known as 4101 Brandywine Pointe, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 12th day of April, 1996.

William I. Dawson
WILLIAM I. DAWSON

Bonnette Adcock Dawson
BONNETTE ADCOCK DAWSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM I. DAWSON and BONNETTE ADCOCK DAWSON the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 12th day of April, 1996.

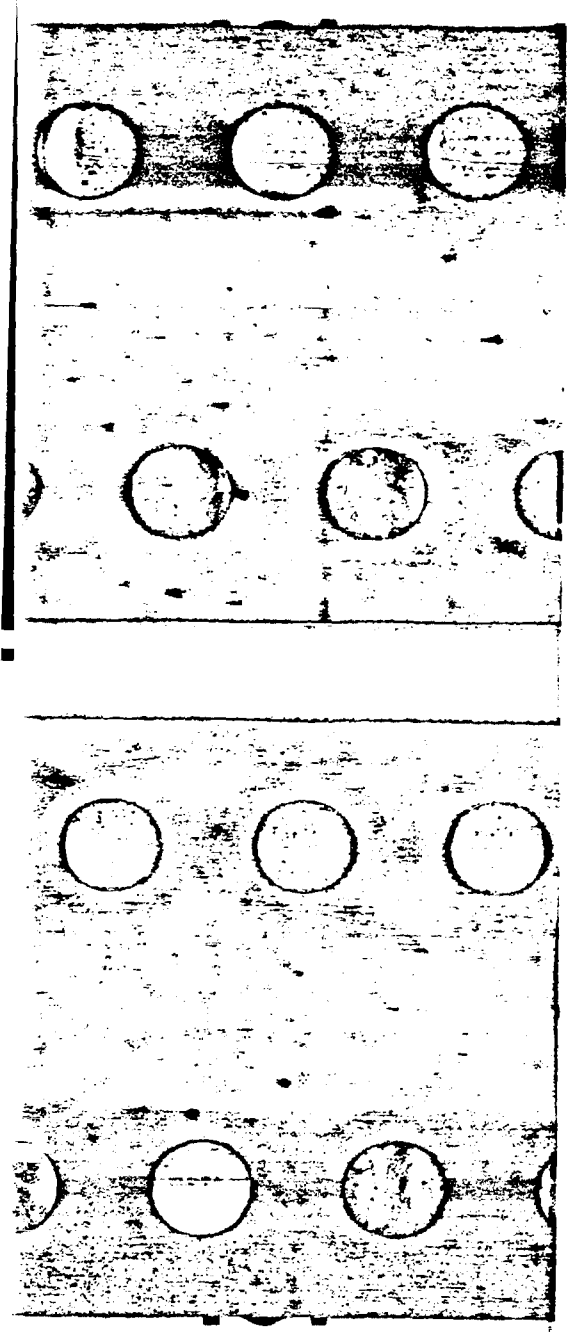
Charles A. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

0170753
IDENTIF. ↑ REFERENCE

96 APR 12 PM 1:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9857 04/12 0101 03CHECK 1020.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 856

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
273500.00
CON TX 1011.95
PRFEE 1.00
WDEED 8.00
TOTAL 1020.95
CHECK 1020.95
04/12/96 01 13:39 0001 9857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 APR 12 PM 1:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0170753
IDENTIF. ← REFERENCE

No. 1027820