WARRANTY DEED

BOOK 10121 PG 991

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Mary Annette Edgin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 96

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PKWY, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY ANNETTE EDGIN	SAME	0MAP 42-15
(NAME)	(NAME)	
208 W. Marthonna		PARCEL
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		27.00
(CITY) (STATE) (ZIP)	(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, BRENDA M. ELLIS, NOW BEING BRENDA M. ELLIS SCHNEIDER AND HUSBAND, FREDERICK J. SCHNEIDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANNETTE EDGIN

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:

Land in Davidson County, Tennessee, being Lot Nos. 61, 62, 63 and 64, of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December, 1937, as follows:

BEGINNING on the westerly margin of Ezell Road West, at a point 1300.3 feet south of the southerly margin of Old Hickory Blvd., said point being the corner of Lot Nos. 60 and 61; thence with the line between said two lots, westwardly 275 feet; thence South 2 deg. 58" West, 100 feet to the corner of Lot Nos. 64 and 65; thence with the line between said two lots, eastwardly 275 feet to the westerly margin of Ezell Road West; thence with said Road, North 2 deg. 58' East 100 feet to the beginning.

Being the same property conveyed to BRENDA M. ELLIS, UNMARRIED, AND FREDERICK J. SCHNEIDER, UNMARRIED, by Deed of record in Book 7478, page 618, Register's Office for Davidson County, Tennessee; the said BRENDA M. ELLIS having since married now being BRENDA M. ELLIS SCHNEIDER.

BOOK 07123 0101 03CHECK 447.45

96 JUL 16 AM 10:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

-0203966
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 208 W. MARTHONNA ROAD, MADISON, TN 37115
(House Number) (Street) (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 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. 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 my hand s this 15th day of July 19 96

Brenda M. Ellis Schneider
BRENDA M. ELLIS SCHNEIDER

Frederick J. Schneider
FREDERICK J. SCHNEIDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA M. ELLIS SCHNEIDER AND HUSBAND, FREDERICK J. SCHNEIDER

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of July, 19 96.

Commission expires January 24, 1998

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

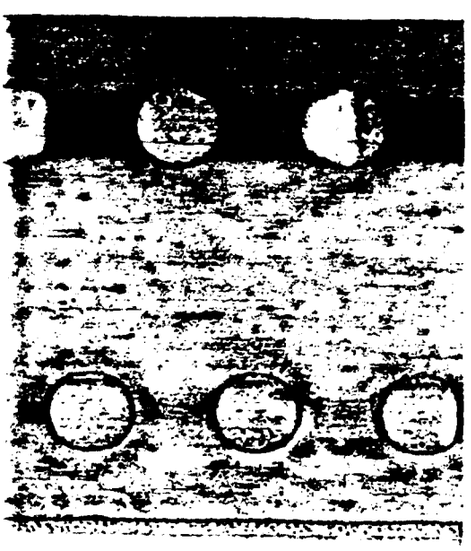
STATE OF TENNESSEE
COUNTY OF

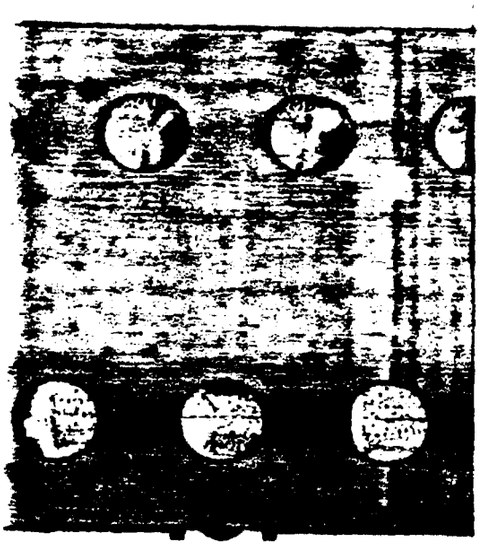
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 10121 PG 993

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
118500.00
CON TX 438.45
PRFEE 1.00
MDEED 8.00
TOTAL 447.45
CHECK 447.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/96 02 10:07 0001 5664

0203966
IDENTIF. ↑ REFERENCE

96 JUL 16 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063334