WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 151,000.00

Lisa M. Dodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 97

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires SEPT. 23, 2000

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Dodge (NAME)	Same as new owner (NAME)	MAP 091-15-0
318 54th Avenue North (ADDRESS)	(ADDRESS)	PARCEL 020.00
Nashville, TN 37209 (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, James W. Schnell and wife, Sheryl W. Schnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa M. Dodge

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:

Being the southwesterly part of Block 5 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County. Said part of said lot fronts 80 feet on the easterly side of Richland Avenue and runs back between parallel lines, along the northelry margin of Elkins Avenue, 150 feet to a dead line.

Being the same property conveyed to James W. Schnell and wife, Sheryl W. Schnell by deed from Romney Shock Hill of record in Book 9695, page 673, and re-recorded in Book 9724, page 758, Register's Office, Davidson County, Tennessee

Sheryl W. Schnell executed this instrument on behalf of James W. Schnell pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

03143 70
IDENTIF. ▲ REFERENCE

97 JUN 10 AM 10:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

( ) unimproved
(X) This is improved property, known as 318 54th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Code)

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 our hand s this 30th day of May 19 97

James W. Schnell
By: James W Schnell Sheryl W Schnell Att-in-fact
Sheryl W. Schnell, Attorney-in-fact

Sheryl W. Schnell
Sheryl W. Schnell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

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 Sheryl W. Schnell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James W. Schnell as his Attorney in Fact as the free act and deed of the within named James W. Schnell.

Witness my hand and official seal at Nashville, Tennessee, May 30, 1997.

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

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 Sheryl W. Schnell, the bargainor(s), with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 30th day of May, 1997.

_____
Notary Public

My Commission Expires: _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

12287 06/10 0101 03CHECK

567-70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10487 PG 235

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

150000.00

CON TX	558.70
PRFEE	1.00
WDEED	8.00
TOTAL	567.70
CHECK	567.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/97 01 10:36 0001 1287

03143370

IDENTIF. ↑ REFERENCE

97 JUN 10 AM 10:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161196