

My Commission Expires JULY 24, 1

STATE OF TENNESSEE
COUNTY OF Davidson

2290-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

David A. Schmanski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 97.

Dorothy S. Potts
Notary Public Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Schmanski Second Family	Same	072-04-202.00
(NAME)	(NAME)	
P. O. Box 1298		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37070		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Melvin G. George and wife, Maxine R. George

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Schmanski Second Family, Limited Partnership, composed of David A. Schmanski, General Partner, David A. Schmanski, Limited Partner& Tammy L. Schmanski, Limited Partner

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 No. 1 on the plan of the Resubdivision of Lots 15 & 26, Block F, Country Club Estates, of record in Book 4300, page 85, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southwesterly margin of Adree Avenue and extends back 261.5 feet on the northwesterly line and 253.61 feet on the southeasterly line to a dead line in the rear, measuring 50.62 feet thereon.

BEING the same property conveyed to Melvin G. George and wife, Maxine R. George by deed from Brian Lovell Crane and wife, Ceile H. Crane, filed of record in Book 6499, page 624, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1412-1414 Ardee Avenue, Madison, TN 37115

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 their hands this 28th day of July, 19 97.

Melvin G. George
Melvin G. George

Maxine R. George
Maxine R. George

2290-H

BOOK 10554 PG 398

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Melvin G. George and wife, Maxine R. George

the bargainor s, with whom I am personally acquainted, (or 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 Hendersonville, Tennessee, this 28th day of July, 19 97.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires 7/24/99

0333427
IDENTIF. & REFERENCE

97 AUG -4 AM 9:37

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2399 08/04 0101 03CHECK 256.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10554 PG 399

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 67000.00
CDN TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

08/04/97 01 09:38 0001 2399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333427 IDENTIF. ↑ REFERENCE

97 AUG -4 AM 9:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182017