~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

B04/5(

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

P.O. 10588 479

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Robert Timothy Schmidt 5152 Ashley Drive Nashville, TN 37211	Owner	Map 161-6 Parcel 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

AFFIANT

97 AUG 29 PM 4:18
FELIX A. DELAPORTE
REGISTER
DAVIDSON COUNTY, TN.

03431177
IDENTIF. & REFERENCE

Sworn to and subscribed before me
this 29 day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 5-5-99

STATE OF TENNESSEE
NOTARY PUBLIC

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JON G. ENGLISH AND WIFE, KIMBERLY P. ENGLISH (formerly known as Kimberly A. Pedigo) hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT TIMOTHY SCHMIDT, an unmarried person, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 119 on the Plan of Huntington Park, Section I, of record in Plat Book 4175, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon G. English and wife, Kimberly A. Pedigo, both unmarried, as joint tenants with right of survivorship, by deed from Bobby E. Trotter and wife, Kitty Trotter, of record in Book 8452, page 937, and re-recorded in Book 8465, page 728, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161-06-44.00

2. All matters appearing on the Plan of Huntington Park, Section I, as of record in Plat Book 4175, page 10, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5152 Ashley Drive, Nashville, Tennessee 37211

WITNESS our hands this 21st day of August, 1997, in Nashville, Tennessee.

Jon G English
JON G. ENGLISH

Kimberly P English
KIMBERLY P. ENGLISH (formerly known as Kimberly A. Pedigo)

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 JON G. ENGLISH AND KIMBERLY P. ENGLISH, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1997.

Notary Public

My commission expires: 5-5-99

2930 08/29 0101 03CHECK 502.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10588 PG 481

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 133500.00
CON TX 493.95
PRFEE 1.00
MISC 8.00
ERR CO
MISC 8.00-
MDEED 8.00
TOTAL 502.95
CHECK 502.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/97 01 16:19 0001 2930

0343177
IDENTIF. & REFERENCE

97 AUG 29 PM 4:18

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

No. 1192428