BOOK 10673 PG 839

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Mail

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James F. Scherer & & Patricia A. Scherer 243 New Sawyer Brown Road Nashville, TN	same	128-10-0-082.00

WARRANTY DEED

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, **Walter A. Harrell and wife, Teresa G. Harrell,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James F. Scherer and wife, Patricia A. Scherer**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Being Lot No. 111 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154. Said Lot No. 111 fronts 80.0 feet on the northerly side of Sawyer Brown Road and extends back 163.4 feet on the east side and 150.7 feet on the west side to a dead line measuring 86.57 feet.
>
> Being the same property conveyed to Walter A. Harrell and wife, Teresa G. Harrell by deed from Jack M. Marlin and wife, Brenda K. Marlin of record in Book 8051, page 226, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 4467, page 85, said Register's Office.
3. All matters on the Plan of record in Book 4175, page 154, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5 Subject to notes on the Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 243 New Sawyer Brown Road, Nashville, TN.

WITNESS OUR HANDS THIS 31ST DAY OF OCTOBER, 1997 IN FRANKLIN, TENNESSEE.

Walter A. Harrell

WALTER A. HARRELL

Teresa Harrell

TERESA G. HARRELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Walter A. Harrell and Teresa G. Harrell,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of October, 1997 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 6-29-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $110,400.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of October, 1997, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 6-21-51

6510.9700/ml
scherer.wd

97 NOV -6 AM 8:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3686552

8414 11/06 0101 03CHECK 417.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10673 PG 841

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 110400.00
CDN TX 408.48
PRFEE 1.00
WDEED 8.00
TOTAL 417.48
CHECK 417.48

11/06/97 01 08:48 0001 8414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366852
IDENTIFICATION REFERENCE

97 NOV -6 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217614