BOOK 10891 PG 875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: 3-21-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Schilling	SAME	MAP 157-8-A
(NAME)	(NAME)	
208 Middleton Court	P.O. Box 630952	PARCEL 33
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH 45263-0952	
(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, Robin Hicks Dahl, Trustee for Rachael S. Porter and Russell McClain Porter under Irrevocable Trust Agreement entered December 30,1988 and amended September 30,1989 * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis W. Schilling and wife, Donna C. Schilling

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 33 of Middleton, a Residential Planned Unit Development, 2nd Revision, recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin W. Porter as Trustee for Rachael S. Porter and McLain Porter, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks and Robin W. Porter, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of the beneficiary, by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks, of record in Book 8588, page 620, Register's Office for Davidson County, Tennessee.

The said McLain Porter as referenced in previous Quitclaim Deed should be noted incorrect and should read Russell McClain Porter.

This conveyance is subject to the 1998 Davidson County, Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 7119, page 345; Subject to all matters shown on the Plan of record in Book 6900, page 900 and a Storm Water Detention Agreement of record in Book 6505, page 881, all in the Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 208 Middleton Court, Nashville, TN 37215
(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 this 17th day of April, 19 98

Robin Hicks Dahl, Trustee

Robin Hicks Dahl, Trustee for Rachael S. Porter and Russell McClain Porter under Irrevocable Trust Agreement entered December30, 1988 and amended September 30, 1989, between George Hicks and wife Sallie Hicks and Robin W. Porter, Trustee, with full power under the Trust to sell, convey, lease or mortgage without the joinder of any beneficiary.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Hicks Dahl, Trustee

the bargainor _____, 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 Brentwood, Tennessee, this 17th day of April, 19 98

Commission expires 03-21-01

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

MAIL ENV.

98 APR 21 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

042170
IDENTIF. ↑ REFERENCE

3

LEGAL DESCRIPTION CONTINUATION

Tennessee.

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* (continued from the Grantor's clause, page 1) between George Hicks and wife, Sallie Hicks, and Robin W. Porter, Trustee, with full power under the Trust to sell, convey, lease or mortgage without the joinder of any beneficiary.

It is hereby understood and agreed that the said Robin W. Porter and Robin Hicks Dahl are one and the same person.

5845 04/21 0101 03CHECK 452.56

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

RECEIVED OF _____

FOR _____

BOOK 10891 PG 878

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 118800.00
CON TX 439.56
PRFEE 1.00
WDEED 12.00
TOTAL 452.56
CHECK 452.56

04/21/98 01 09:01 0001 5845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04271170
IDENTIF. ↑ REFERENCE

98 APR 21 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281983