Box 15
JR

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This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **SAFECO USA CORPORATION, TRUSTEE, FOR CLARKSVILLE INVESTORS TRUST, Suite 400, 219 Broadway, Laguana Beach, California 92651**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **21**, Part of Parcel No. **66**, Field Book No. _____.

For and in consideration of the sum of **SIX THOUSAND ($6,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **STEVE SCHMIDT and wife, LADY CLAIRE SCHMIDT**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SAFECO USA CORPORATION, TRUSTEE FOR CLARKSVILLE INVESTORS TRUST,** its successors and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is unimproved property, known as **Part of 6423 Old Clarksville Pike, Joelton, Davidson County, Tennessee 37080.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **SAFECO USA CORPORATION, TRUSTEE FOR CLARKSVILLE INVESTORS TRUST**, its successors and assigns, forever; and Grantors do covenant with the said Grantee 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

0464575
IDENTIF. ▲ REFERENCE

98 JUL 20 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RL-EST.VIII.sales-SFC.wd

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 17th day of July 1998.

STEVE SCHMIDT

LADY CLAIRE SCHMIDT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **STEVE SCHMIDT and wife, LADY CLAIRE SCHMIDT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), 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 17th day of July 1998.

Notary Public

My commission expires 6-6-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $6,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July 1998.

Notary Public

My commission expires 6-6-2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Land in the First Councilmanic District of Davidson County, Tennessee, and being the westerly portion of Tax Map No. 21, Parcel No. 66, and described more particularly according to a survey prepared by Michael R. Williams, Tennessee Registered Land Surveyor No. 1906, Williams Land Surveying, 209 Hidden Court, Old Hickory, Tennessee 37138, dated 30 April 1998, attached hereto as **EXHIBIT B**, as follows, to wit:

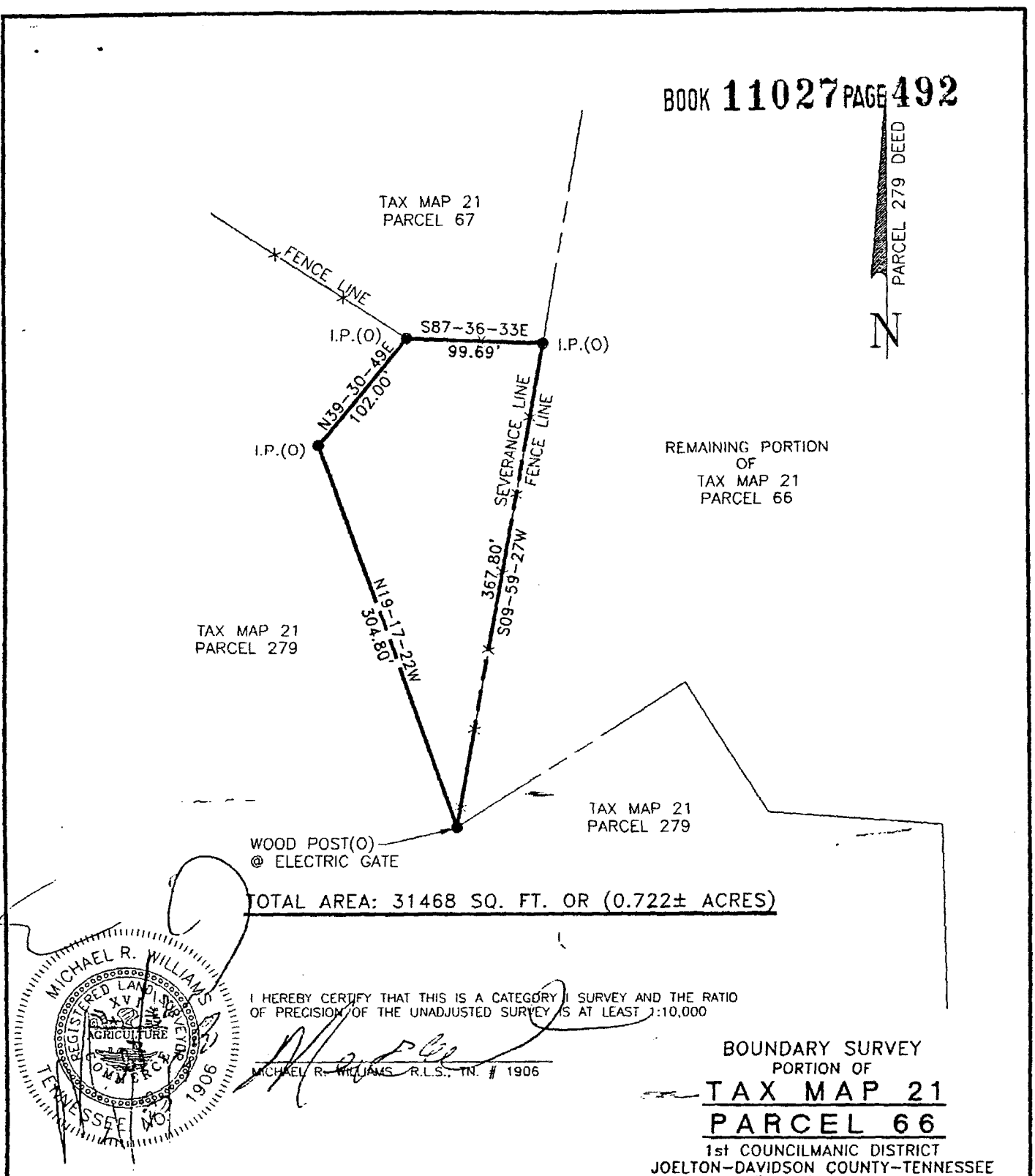
BEGINNING at an iron pin found in the south line of Map No. 21, Parcel No. 67, said pin being situated in a wire fence line; thence, with the said Parcel No. 67 and the said fence line, South 87° 36' 33" East, 99.69 feet to an iron pin in an intersecting fence line; thence, with a severance line across said Parcel No. 61 and following the said intersecting fence line, South 09° 59' 27" West, 367.80 feet to a wood post found at an electric gate, said post being in the north line of Map No. 21, Parcel No. 279; thence, with the said Parcel No. 279, as follows, to wit: North 19° 17' 22" West, 304.80 feet to an iron pin found; thence, North 39° 30' 40" East, 102.00 feet to the point of beginning, and containing 31,469 square feet or 0.722 acre, more or less.

Being a part of the same property conveyed to Steve Schmidt and wife, Lady Claire Schmidt, by Deed from Emma Lou Ford, et al, Co-Executors under the Last Will and Testament of Stella Felts, deceased, of record in Book 6811, page 298, Register's Office for Davidson County, Tennessee.

The real property conveyed herein is landlocked without access to roadway but is being conveyed to Grantee which owns that certain real property located at and known as 6445 Old Clarksville Pike, Joelton, Davidson County, Tennessee 37080, and being shown on Map No. 21, as Parcel No. 279, which has road frontage on Old Clarksville Pike and is contiguous to the property conveyed herein.

This is unimproved property, known as **Part of 6423 Old Clarksville Pike, Joelton, Davidson County, Tennessee 37080.**

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TOTAL AREA: 31468 SQ. FT. OR (0.722± ACRES)

MICHAEL R. WILLIAMS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 1906 TENNESSEE NO.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000

MICHAEL R. WILLIAMS R.L.S. TN. # 1906

BOUNDARY SURVEY
PORTION OF
TAX MAP 21
PARCEL 66
1st COUNCILMANIC DISTRICT
JOELTON-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=100' DATE: 4-30-98

NOTES

1) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

2) DEED REFERENCE FOR THE PROPERTY SURVEYED IS D.B. 6811, PG. 298, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OWNER OF RECORD BEING: STEVE SCHMIDT, ETUX

PREPARED BY:
WILLIAMS LAND SURVEYING
209 HIDDEN COURT
OLD HICKORY, TN. 37138
(615) 847-9157

370-8500
347-0034

5812 07/20 01:01 03CHECK 41.2

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

RECEIVED OF _____

FOR _____

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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	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	41.20
CHECK	41.20

07/20/98 01 15:47 0001 5812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464575
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321488