This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 11296 PAGE 652

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, Jerry S. Tedder, a widow, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto Jack L. Schuett, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 50 and 51 of the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office of Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the westerly side of Caldwell Avenue, formerly Marshall Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Glenn F. Tedder and wife, Jerry S. Tedder by Warranty Deed of James E. Hickerson and Ed Hill, dated April 2, 1979, and of record in Book 5414, page 503, Register's Office of Davidson County, Tennessee. The said Glenn F. Tedder is now deceased and title to the within described property is vested in his widow, Jerry S. Tedder, as the surviving tenant by the entireties.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 2709 Grandview Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 8th day of January, 1999.

Jerry S Tedder 1/8/99
Jerry S. Tedder

99 JAN 13 PM 3:15
DAVIDSON COUNTY REGISTER
2650 01/13 0101 03CHECK 477.50

0536666
IDENTIF. & REFERENCE

k:\atty4\schuett.deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Jerry S. Tedder, personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 8th day of January, 1999.

Notary Public

My Commission Expires: 8/3/2001

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

k:\atty4\schuett.deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jerry S Tedder 1/8/99
Affiant

Subscribed and sworn to before me this 8th day of January, 1999.

W. William Davis
Notary Public

Commission Expiration:

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

Jack L. Schuett
1288 Gaywinds Drive
Mt. Juliet, TN 37122

PROPERTY ADDRESS:

2709 Grandview Avenue
Nashville, TN 37211

MAP PARCEL NUMBER
119-9-38

k:\atty\4 schuett deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0536666

IDENTIF. ↑ REFERENCE

99 JAN 13 PM 3:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.50
CHECK	477.50

01/13/99 01 15:16 0001 2650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412095