BOOK 11313 PAGE 977

STATE OF TENNESSEE 7887-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Michael A Schultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 99

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael A. Schultz	SEND TAX BILLS TO: Countrywide Home Loans	108-4-83
(NAME) 820 Fitzpatrick Road	(NAME) 2021 N. Gallatin Road, Ste. 292	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRES) Madison, Tennessee 37115	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Harvey L. Hearn, Jr. and wife, Mary Renee Hearn hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael A. Schultz and wife, Carolyn Schultz 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 No.290 on the Plan of Larchwood, Section Three, of record in Book 5200, page 540, Register's Office for said County.

Said Lot No. 290 fronts 70 feet on the westerly margin of Fitzpatrick Road and extends back 156.95 feet on the southerly line and 167.84 feet on the northerly line in the rear, measuring 70.85 feet thereon.

BEING the same property conveyed to Harvey L. Hearn, Jr. and wife, Mary Renee Hearn by deed from Benjamin Franklin Savings Association, filed of record in Book 7412, page 217, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 820 Fitzpatrick Road, Nashville, TN 37214

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 their hand s this 14th day of January, 19 99.

Harvey L. Hearn, Jr.

Mary Renee Hearn

7887-M

BOOK 11313 PAGE 978

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Harvey L. Hearn, Jr. and wife, Mary Renee Hearn the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 1999.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE NOTARY PUBLIC DAVIDSON COUNTY

0541609

IDENTIF. ↑ REFERENCE

99 JAN 27 PM 2:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7947 01/27 0101 03CHECK 395.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11313 PAGE 979

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

CAMT	
	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	395.80
CHECK	395.80

01/27/99 01 14:26 0001 7947

0541609
IDENTIF. # REFERENCE

99 JAN 27 PM 2:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417341