Instr:200003170027624 Page: 1 OF 3
REC'D FOR REC 03/17/2000 1:38:56PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $44.40

PICK-UP

THIS INSTRUMENT PREPARED BY:
NCP
3128 East Old Ashland City Road
Clarksville, Tennessee 37043

ADDRESS NEW OWNER;
B & J Billiards
126 Center Street
old Hickory, Tennessee 37138

SEND TAX BILLS;

Same

MORTGAGEE;
None

MAP AND PARCEL;
064-05-0
047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which hereby acknowledged, I, Christine Marie Schultz, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto B & J BILLIARDS, hereinafter called the Grante, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

DESCRIPTION

BEING Lot No. 30, block F, in the Subdivision of the Hulme Farm, known As Haley's Bend City, a plat of which subdivision is recorded in the Register's Office of Davidson County, Tennessee, and Lots Nos. 28 and 32, Block F on The map of Hadley's Bend Sity, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee. Said Lots Nos. 28 ~~and~~ 30 32 front 25 Feet each on the easterly side of church Street and run back between parallel Lines 150 feet to an Alley, Lot No. 32 runs back with the northerly margin of Center Street.

BEING the same property conveyed unto Christine Marie Schultz by Quit Claim Deed from Joy Renea Butcher, said Deed dated February 03, 2000, and of record in ~~Deed Book page~~ Instrument Number 20000203004393, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4036 Church Street, Old Hickory, Tennessee.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal.

Contract of Sale is attached to, C.D.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his or heirs and assigns forever; and I the Grantor, do covenant with the said Grantee that I am 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 Grantee, his heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 17 day of March 2000.

SELLER _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State the within named Christine Marie Schultz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Davidson county, Tennessee, this the 17 day of March 2000.

_____
NOTARY PUBLIC

My commission Expires: 1-16-2001.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $12,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 17 day of March 2000.

My commission Expires: 1-16-00

_____
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
NCP
3128 East Old Ashland City Road
Clarksville, Tennessee 37043

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT of sale made this 17th day of March, 2000, by and between, Christine Marie Schultz, hereinafter called "SELLER", and R&J BILLIARDS, hereinafter called "BUYER":

WITNESSETH: THAT buyer does herewith deposit with **SELLER** the sum of $ 8,000.00 as earnest money to constitute part payment of the purchase price hereinafter set forth below. That **SELLER,** in consideration of the earnest money deposit, and in part payment of the purchase price, has this day sold and does hereby agree to convey by good and valid deed to **BUYER** (or to such person as **BUYER** may in writing direct) the following described real estate in Davidson County Tennessee, to wit:

CONSIDERATION: BUYER does herewith agree to purchase said real estate and to pay therefor the sum of $12,000.00, upon the following terms:

1. $8.000.00 payable at the time of the signing of this contract;

2. Balance paid in monthly payments of $2.000.00 until paid in full with no interest.

ADJUSTMENTS to be made at time of closing:

1. Taxes for the current year shall be paid by **BUYER**.

2. Possession shall be given on the date of Deed is signed.

3. This conveyance shall be subject to all existing building restrictions and / or zoning ordinances and easements of record, or as recorded in the Register's Office for Davidson County, Tennessee.

4. Seller agrees that no default shell occur unless Buyer gets more than five (5) days behind on payments

5. No title insurance furnished by Seller.

WITNESS our hands and this 17 day of March, 2000.

SELLER _____ **BUYER** _____