Instr:200004100035563 Page: 1 OF 2
REC'D FOR REC 04/10/2000 8:16:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $529.10

(2) 27A

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Barbara Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 20 00

Notary Public

MY COMMISSION EXPIRES: 10 25 03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Torres (NAME)	Chase Manhattan Mortgage Corporation (NAME)	MAP 64 11-0-A
1739 Stewarts Ferry Pike (ADDRESS)	6853 SW 18th Street #203 (ADDRESS)	PARCEL 45 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Boca Raton, FL 33433 (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, Scott M. Schmidt and wife, Julie Schmidt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Torres, single

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:

A Tract of Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Donald W. Fortner, #1072, Madison, TN, dated December 14, 1996, as follows:

Beginning on the northeasterly margin of Stewarts Ferry Pike at the southwest corner of the Robert Chanley tract of land; thence along the easterly boundary of said Robert Chanley tract north 20 degrees 22' east 502 feet; thence south 63 degrees 08' east 130.0 feet; thence south 20 degrees 22' west 502 feet to the northeasterly margin of said Road; thence with said Road north 63 degrees 08' west 130.0 feet to the beginning.

BEING the same property conveyed to Scott M. Schmidt and wife, Julie Schmidt by deed from Pamela J. Scott, unmarried, of record in Book 10306, Page 255, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees.

Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1739 Stewarts Ferry Pike, Hermitage, TN 37076
(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 our hand s this 6th day of April, 20 00

Scott M. Schmidt by Lisa Tucker atty in fact
Scott M. Schmidt

Julie Schmidt by Lisa Tucker atty in fact
Julie Schmidt

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lisia Tucker, 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 on behalf of Scott M. Schmidt and wife, Julie Schmidt as their Attorney in Fact as the free act and deed of the within named Scott M. Schmidt and wife, Julie Schmidt.

Witness my hand and official seal at Nashville, Tennessee the 6th day of April, 2000.

My Commission Expires: 1/31/04

NOTARY PUBLIC

