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Davidson County DEEDWARR
Recvd: 04/27/01 16:13 2pgs
Fees:11.00 Taxes:1346.80
20010427-0042870

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39793** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 364,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **27TH DAY OF APRIL, 2001.**

Notary Public

MY COMMISSION EXPIRES: 7/26/03

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
FRANK GRACE, JR. and **KAROL F. GRACE** **4205 Wallace Lane** **Nashville, Tennessee 37215**	**S A M E**	**130-4-89** **7DA 42350**

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, DON SCHMITZERLE and wife, SUE ANN SCHMITZERLE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK GRACE, JR., and wife, KAROL F. GRACE**

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 the northerly 134 feet of Lot No. 32 on the plan of Bellemeade Annex Subdivision, being Tracts D, E & F in George W. Blair's Subdivision of Lot No. 4 Henry Compton Estate, of record in Book 547, page 66, Register's Office for said County.

SAID portion of Lot No. 32 fronts 134.00 feet on the westerly margin of Wallace Lane, formerly Young Avenue and extends back between parallel lines a distance of 300 feet to a line in the rear.

BEING the same property conveyed to Don Schmitzerle and wife, Sue Ann Schmitzerle by deed from Charles H. Turner and wife, Victoria E. Turner of record in Book 7015, page 28, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4205 Wallace Lane, Nashville, Tennessee 37215**
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 HANDS THIS 27TH DAY OF APRIL, 2001.

DON SCHMITZERLE

SUE ANN SCHMITZERLE

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 DON SCHMITZERLE and wife, SUE ANN SCHMITZERLE, 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 the 27th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002