Book 52

Davidson County DEEDWARR
Recvd: 07/06/01 11:52 2pgs
Fees:13.00 Taxes:369.63

20010706-0072276

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39988** FILE BOX

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 99,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THIS **29th DAY OF JUNE, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5/28/03

SHARON L. RILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 #
Donald Carl Schlosser 1210 Oceola Ave Nashville, TN 37209	Mortgage Lenders of America 8400 West 110th St., Ste 130 Overland Park, KS 66210	103-2-96

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 **I, FRANCES RUTH GADDIS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD CARL SCHLOSSER**

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:

Commencing at the intersection of the southerly right of way (25' R.O.W.) of Maudina Avenue and the westerly right of way (25' R.O.W.) of Oceola Avenue, thence with said right of way of Oceola Avenue, S 06°09'24" E, 123.27' to a point in the center of a natural drain at the southeasterly corner of P. Pallapothu as recorded in Deed Book 6452, page 491, R.O.D.C., said point being that point of beginning of herein described parcel; thence continuing with said right of way, S 06°09' 24" E, 75.40' to an iron pin found at the northeasterly corner of Shelby Propst as recorded in Deed Book 9648, page 967, R.O.D.C.; thence with the northerly line of Propst, S 80°30' 50" W, 74.38' to an iron pin found at the southeasterly corner of Betty White as recorded in Deed Book 8463, page 152, R.O.D.C.; thence with White, N 08°23'37" W, 40.70' to a point in the centerline of said drain at the southwesterly corner of said Pallapothu; thence with Pallapothu's southerly line and said drain, N 56°35'54" E, 85.31' to the point of beginning. Containing 0.10 acres, more or less, as surveyed by Arrowhead Survey on February 7, 2001.

Being the same property conveyed to Frances Ruth Gaddis by deed from Larry N. Farrell, of record in Instrument Number 20010221-0016037, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1210 Oceola Avenue, Nashville, Tennessee 37209**
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 MY HAND THIS 29 DAY OF JUNE , 2001.

Frances Ruth Gaddis

FRANCES RUTH GADDIS

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 FRANCES RUTH GADDIS, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29 day of June, 2001.

ALAN D. MAZE
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002