ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brian Schwerzel (NAME)	Federated Financial Mtg. Co. (NAME)	148-16
843 Reeves Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway (STREET ADDRESS)	34
Antioch, TN 37013 (CITY) (STATE) (ZIP CODE)	Atlanta, GA 30339 (CITY) (STATE) (ZIP CODE)	2 DU-14688

BOOK 5649 PAGE 561

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $32,500.00 secured by a deed of trust of record in Book 5215, page 333, Register's Office for Davidson County, Tennessee.

we, LUTHER DANIEL MAYNARD and wife, NANCY ANN MAYNARD, have bargained and sold, and by these presents do transfer and convey unto the said BRIAN SCHWERZEL and wife, NADIA SCHWERZEL,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 205, on the Plan of Debra Heights, Section II, as of record in Book 3700, page 39, Register's Office for said County.

Said Lot No. 205 fronts 75 feet on the southerly side of Reeves Road and runs back 158.02 feet on the westerly line and 157.57 feet on the easterly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to Luther Daniel Maynard and wife, Nancy Ann Maynard, by deed from Carolyn Ann Saverance Lane and husband, Robert O. Lane, of record in Book 5435, page 686, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 843 Reeves Road (House Number) (Street)
Antioch, TN 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 4th day of September, 19 80.

Luther D Maynard

Nancy Ann Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5649 PAGE 562

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Luther Daniel Maynard and wife, Nancy Ann Maynard,

the bargainor _____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 19 80.

My commission expires My Commission Expires Jan. 13, 1982 Notary Public Edward L. Hiland

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,891.63 This is equal to or greater than the property would bring at a fair and voluntary sale.

Bryan W. Schwerzel

Sworn to and subscribed before me this 4th day of September, 19 80.

My commission expires My Commission Expires Jan. 13, 1982 Notary Public Edward L. Hiland

mail

This instrument was prepared by:

Edward L. Hiland, Attorney, 1411 Parkway Towers, Nashville, TN 37219

Name Address

WARRANTY DEED

FROM LUTHER DANIEL MAYNARD, ET UX.

TO BRIAN SCHWERZEL

G 07.1.9 A

T

IDENTIF. REFERENCE

SEP 10 3 53 PM '80

FELIX E. MCSKIMMERLEGISLER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5649 PAGE 563

RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41891.63- CO	
			108.94 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 115.47-	
			1464A09/10/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

607.1-94

IDENTIF. REFERENCE

SEP 10 3 53 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 779357