FORM NO. WD-1

BOOK 5712 PAGE 948

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

x Evan B. Schwulst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 1981

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan B. Schwulst (NAME)	TVB Mortgage Corp. (NAME)	135-8
745 Longhunter Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	A-745
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 72074

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, Ralph A. Ball and wife, Jean A. Ball

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evan B. Schwulst and wife, Belinda S. Schwulst

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:

Unit No. 745 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed and the Plan, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Ralph A. Ball, et. ux. Jean A. Ball by Deed from 2154 Trading Corporation as of Record in Book 5347, Page 860, Said Register's Office.

This conveyance is subject to a certain Deed of Trust securing the repayment of a promissory note to TVB Mortgage Corporation as of Record in Book 5347, Page 863, said Register's Office.

This is unimproved ( ) improved (X) property, known as 745 (House Number) Longhunter Ct. (Street) Nashville, (P. O. Address) TN (City or Town) 37217 (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 hands this 20th day of February, 1981

Ralph A. Ball — Ralph A. Ball

Jean A. Ball — Jean A. Ball

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph A. Ball and wife, Jean A. Ball

the bargainor S, 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 20th day of February 19 81

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

Notary Public

975 02/23 148.20- CHECK

WARRANTY DEED

FROM

Ralph A. Ball et ux

Jean A. Ball

TO

Evan B. Schwulst et ux

Belinda S. Schwulst

G 30186

IDENTIF. REFERENCE

FEB 23 9 36 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			54500.00- CO	
			141.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 148.20-	
0975A02/23/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 0 1 8 6

IDENTIF. REFERENCE

FEB 23 9 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807821