#4578 File Box 38

WARRANTY DEED

BOOK 6810 PAGE 226

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillboro Road, Suite 109
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLAUDIA JEAN SCHAUMAN (NAME)	EMPIRE OF AMERICA REALTY CREDIT (NAME)	Map 117-3-A
3000 Hillsboro Road, #20 (STREET ADDRESS OR ROUTE NUMBER)	Two Empire Plaza, 100 Seneca St. (STREET ADDRESS)	Parcel 20
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Buffalo, New York 14203 (CITY) (STATE) (ZIP)	FB# 7DA-75118

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, GEORGE F. GRAY, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDIA JEAN SCHAUMAN and FRANCES COLLEY BOWMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 20 on the Plan of Versailles Apartments, Condominium Apartments, as of record in Plat Book 5050, page 80, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George F. Gray, Jr., unmarried, by deed from William H. Edwards, Jr. and wife, Diane P. Edwards of record in Book 5763, page 239, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantess; (2) Covenants, Conditions, Restrictions, By-Laws and Agreements of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375; (3) Charter of record in 5179, page 858; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 80, said Register's Office.

85067

IDENTIFICATION REFERENCE

MAR 21 12 01 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3000 Hillsboro Road, #20, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of March, 19 86

George F. Gray, Jr.
GEORGE F. GRAY, JR.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

BOOK 6810 PAGE 227

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE F. GRAY, JR., unmarried

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 19th day of March, 19 86.

My commission expires 4-19-87 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Claudia J. Schauman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 19 86

MY COMMISSION EXPIRES: 4-19-87 _____
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

GEORGE F. GRAY, JR., unmarried

TO

CLAUDIA JEAN SCHAUMAN and FRANCES COLLEY BOWMAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6810 PAGE 228

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
			78500.00- CONT.	
			204.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 210.60-	
			5447A03/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85067

IDENTIFICATION REFERENCE

MAR 21 12 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229708