WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7688 PAGE 678

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ABRAHAM J. SCHOENBERGER (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 155
8569 Lewis Road (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	Parcel 41
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	F.B. 9D-37540

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, ROSETTA GARLAND, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABRAHAM J. SCHOENBERGER and wife, KIMBERLY DAWN SCHOENBERGER

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:

A certain tract of land located in the Ninth Civil District of Davidson County Tennessee and on the east side of Lewis Road and being a part of a 12 acre tract conveyed to Eva Mae Larkin Sawyers et vir, of record in Book 1166, page 397, Register's Office for said County, and being Parcel 41, Map 155 Davidson County Mapping Department, and more fully described according to a survey of Elbert F. Luther, Jr., as follows:

Beginning at an iron pin in center of Lewis Road, same beginning the northwest corner of Tract No. 2; thence south 87 deg. 30 min. east 512.5 feet to an iron pin at the east line of 12 acre tract ; thence north 4 deg. 45 min. east 294.5 feet to the southeast corner of Tract No. 4, leaving said corner south 83 deg. 30 min. west, 543.1 feet to an iron pin, the same being the southwest corner of Tract No. 4; thence south 2 deg. 30 min. west 206.5 feet to the beginning containing 3.0 acres more or less.

Being the same property conveyed to Clifton E. Garland and wife, Rosetta Garland by deed from Eva Mae Larkin Sawyer of record in Book 5761, page 654, said Register's Office, the said Clifton E. Garland having since died.

80326

IDENTIFICATION REFERENCE

Oct 28 8 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1674 10/28 0101 03CHECK 195.92

unimproved ( )
This is improved(X) property, known as 8569 Lewis Road, Nashville, Tennessee 37221

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 24th day of October, 1988

Rosetta Garland
ROSETTA GARLAND

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSETTA GARLAND, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of October, 19 88.

My commission expires 5/13/89 Notary Public Catherine O'Hershey

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 1988

MY COMMISSION EXPIRES: 5/13/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

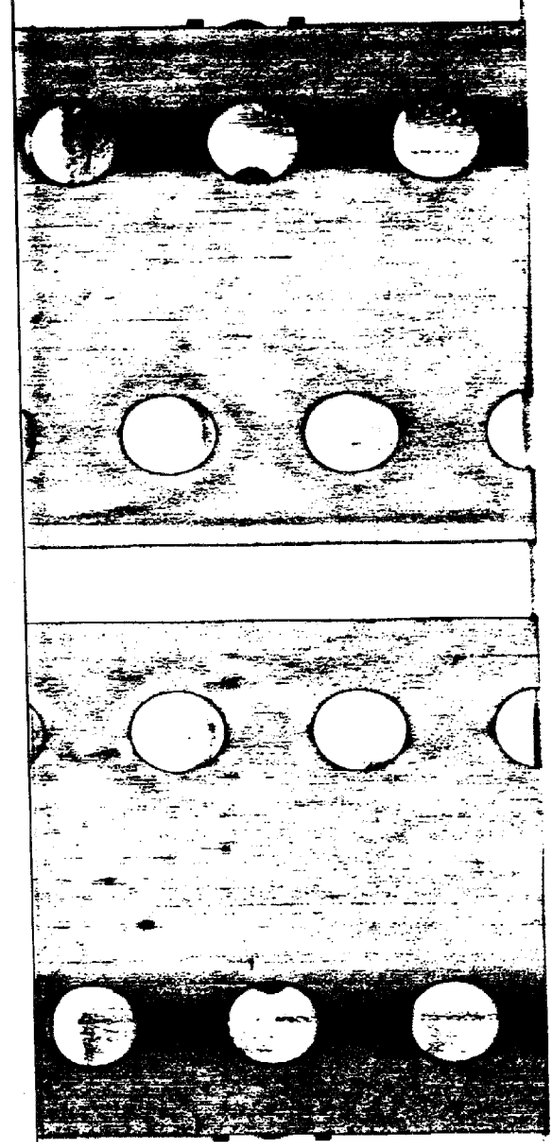
ROSETTA GARLAND, unmarried

TO

ABRAHAM J. SCHOENBERGER and wife, KIMBERLY DAWN SCHOENBERGER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 57450.00
				CON TX 189.42
				PRFEE 0.50
				WDEED 6.00
				TOTAL 195.92
				CHECK 195.92

10/28/88 01 08:12 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80326

IDENTIFICATION REFERENCE

OCT 28 8 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148409