This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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Address of New Owner(s):
Barbara Urszula Schmalzer
209 Woodmont Circle
Nashville, TN 37205

Mortgagee:

Map-Parcel No.:
116-8-63

7780 02/16 0101 03CHECK 485.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, LOUIS MICHAEL SCHMALZER, unmarried ("Grantor") has this day bargained and sold, and does hereby transfer and convey to BARBARA URSZULA SCHMALZER, unmarried, ("Grantee"), her successors and assigns, land in Davidson County, Tennessee, fully described as follows:

LAND in Davidson County, Tennessee, being the northerly 235 feet of Lot No. 10 on the Plan of a re-subdivision of Lot Nos. 29 to 34, and 49 to 54, inclusive in the Kenner Manor Land Company's Second Subdivision, as of record in Book 547, page 134, Register's Office for said County.

Said part of Lot No. 10 fronts 87 feet on the southerly side of Kenner Avenue, and runs back between parallel lines, 235 feet to a dead line.

Being the same property conveyed to Louis Michael Schmalzer by deed from Andre Maneschi and wife, Helga Maneschi, of record in Book 6928, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is given subject to 1989 taxes, which have been prorated and adjusted as of the date hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto to the said Grantee and her successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10 day of February, 1989.

Louis Michael Schmalzer
LOUIS MICHAEL SCHMALZER

09448

FEB 16 1 29 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOUIS MICHAEL SCHMALZER to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and and seal, this 10 day of FEB, 1989.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

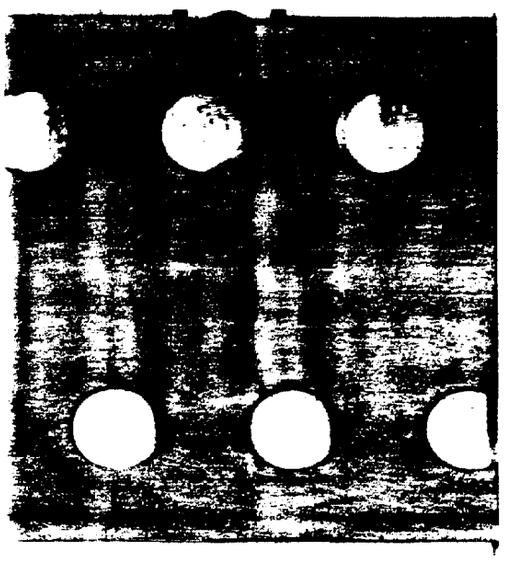
The actual consideration or value, whichever is greater, for this transfer is $ 144,953.07 .

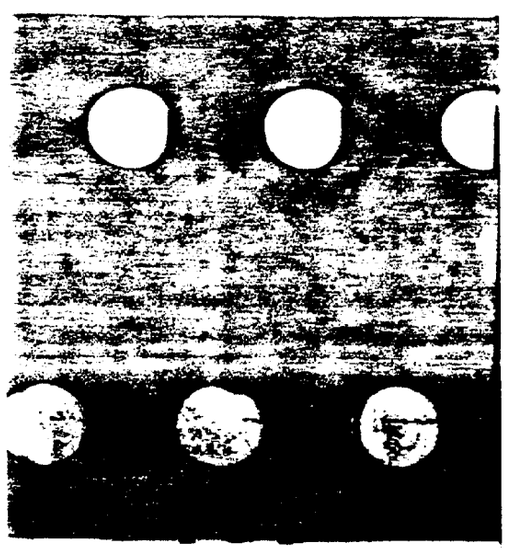
Louis Michael Schmalzer
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 10 DAY OF FEB, 1989.

NOTARY PUBLIC

My Commission Expires: 7-9-89





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 144953.07
CON TX 478.50
PRFEE 0.50
WDEED 6.00
TOTAL 485.00
CHECK 485.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 13:30 0001 7780

09448

IDENTIFICATION REFERENCE

Feb 16 1 29 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 182240