BOOK 7835 PAGE 651

FORM No. WD-1

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Randall H. Hassell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 89

W.K.D.
Notary Public

MY COMMISSION EXPIRES: 1/4/90

(AFFIX SEAL)

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 8.00
STATE TAX $ 292.35
REG. FEE $ 1.50
TOTAL $ 303.85
REC. NO.

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL A. HASSELL (NAME)	United Carolina Bank (NAME)	18-7-120
205 Charleston Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3347 (STREET ADDRESS)	GO 12150
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Wilmington, NC 28406 (CITY) (STATE) (ZIP)	

FOR AND 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, George F. Schwarz and wife, Delores Adams Schwarz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL A. HASSELL and wife, KIMBERLY J. HASSELL,

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.

LAND in Davidson County, Tennessee being Lot No. 70 on the Plan of Charleston Square Subdivision, Section Two, as of record in Book 5200, page 133, said Register's Office.

SAID Lot No. 70 fronts 90.0 feet on the northeasterly side of Charleston Drive and runs back 172.2 feet on the southeasterly line and 184.80 feet on the northwesterly line to a line in the rear which measures 90.88 feet thereon.

Being the same property conveyed to George F. Schwarz and wife, Delores Adams Schwarz by deed from Ralph E. Barnes and wife, Judy E. Barnes of record in Book 6571, page 884 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5398, page 674 and Book 5439, page 204, said Register's Office.

LEONARD W. BALLOU and wife, GENEIVA W. BALLOU joint in this conveyance to convey any and all right, title and interest, including all marital and homestead rights, which they may have in and to the within described property by virtue of an unrecorded contract.

3821 05/08 0101 03CHECK 301.85

This is unimproved ( ) improved (XX) property, known as 205 Charleston Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (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 hand S this 30th day of March, 19 89

George F. Schwarz

Delores Adams Schwarz

Leonard W. Ballou

Geneiva W. Ballou

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STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George F. Schwarz and wife, Delores Adams Schwarz

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 Hendersonville, Tennessee, this 30th day of March, 1989.

Commission expires 11-21-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

68 AM 10 0

3 1

WARRANTY DEED

FROM

George F. Schwarz and wife,
Delores Adams Schwarz

TO

Randall A. Hassell and wife,
Kimberly J. Hassell

RETURN TO:

[illegible]
P.O. Box 1755
Hendersonville, TN 37077

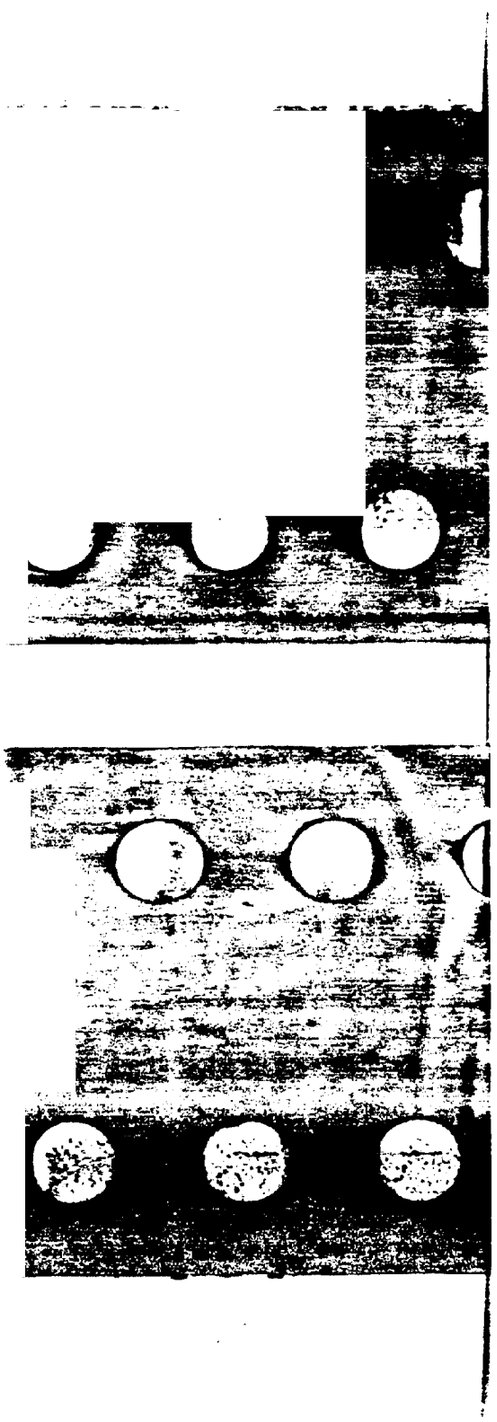
STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ,
Leonard W. Ballou and wife, GeneivaW. Ballou,
the bargainor(s), with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person(s), who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Hendersonville, Tennessee, this the 28th day of April, 1989.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 12/29/90



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 89500.00
CON TX 295.35
PRFEE 0.50
WDEED 6.00
TOTAL 301.85
CHECK 301.85

05/08/89 01 10:02 0001 3821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

310 18

IDENTIFICATION REFERENCE

MAY 8 10 01 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 207277