FORM NO. WD-1

BOOK 7846 PAGE 795

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,679.93

John K Schellhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Rd, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Peter R. Schellhardt (NAME)	Union National Bank of Arkansas (NAME)	108-7-A-21
3006 Casa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	

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 Ronald N. Payne, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter R. Schellhardt and wife, Peggy I. Schellhardt

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:

A certain condominium apartment located in Davidson County, Tennessee, being Unit 21, Lot 31 on the Plan of Patio Villa, Phase 1 of Sections 1 & 2, of record in Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald N. Payne, unmarried by deed from TennReal Inc. of record in Book 6092, page 881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6092, page 884 , Register's Office for Davidson County, Tennessee, in the original principal amount of $ 39350.00. Grantees hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account is also assumed by the Grantees.

This conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) / improved (X)) property, known as 3006 Casa Drive, Nashville, TN 37214.
(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 my hand this 18th day of May, 19 89

Ronald N Payne
Ronald N. Payne

STATE OF TENNESSEE
Davidson County

BOOK 7846 PAGE 706

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald N. Payne

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 1989.

Commission expires March 11, 1991

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

35052

WARRANTY DEED

FROM

Ronald N. Payne

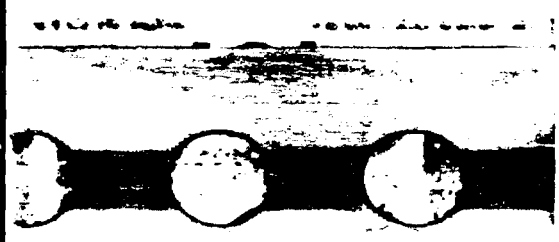
TO

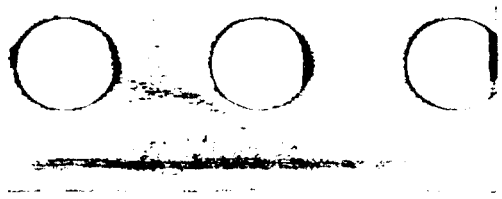
Peter R. Schellhardt

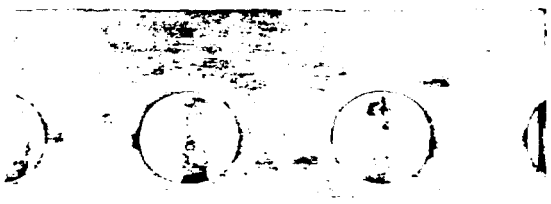
Peggy L. Schellhardt

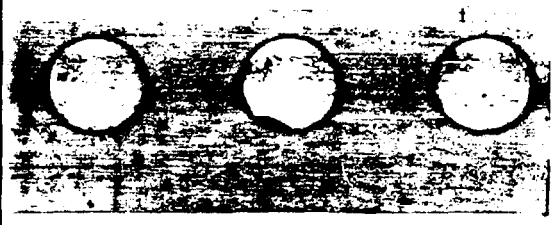
MAY 23 8 53 AM '89

8701 05/23 0101 03CHECK 160.61









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7846 PAGE 797

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 46679.93
CON TX 154.11
PRFEE 0.50
WDEED 6.00
TOTAL 160.61
CHECK 160.61

05/23/89 01 08:52 0001 8701
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35052

MAY 23 8 53 AM '89

No. 212087