ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Scott David Schneider 605 Lynwood Blvd. Nashville, TN 37205	SAME	130-3-80 BM-1750

SPECIAL **WARRANTY DEED**

BOOK 7861 PAGE 582

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Travelers Mortgage Services, Inc., a New Jersey Corporation, through its Travelers * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Scott David Schneider and wife, Maggie McCarty hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

*Relocation Company Division

LAND in the7th Civil District of Davidson County, Tennessee, being part of Lots Nos. 142, 144 and 146, on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Lynwood Boulevard, at the south east corner of Lot No. 11 of Block No. 10 on the Plat of John Calhoun's Re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 547, Page 167, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 212 feet; thence westwardly and parallel with the southerly line of Lots Nos. 10 and 11 on said Calhoun's Subdivision, 300 feet; thence northwardly and parallel with the westerly margin of Lynwood Boulevard, 212 feet to the southerly line of said Lot No. 10; thence with the southerly line of Lots Nos. 10 and 11, eastwardly 300 feet to the beginning.

BEING the same property conveyed to Travelers Mortgage Services, Inc., A New Jersey Corporation, through its Travelers Relocation Company Division by deed from Robert Heller and wife June F. Heller of record in Book 7738, page 780, Register's Office for Davidson County, Tennessee.

Notwithstanding the printed provisions hereof the warranties of the Grantor are limited to the following:
** See Reverse.

This is ~~(an)~~ improved property, known as 605 Lynwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6 day of June, 19 89.

BY: Marcene A. Perry
Travelers Mortgage Services, Inc.
through its Travelers Relocation Company
Division
Marcene A. Perry, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 acknowledged that _he_ executed the same as _____ free act and deed.

me, of the State and , personally appeared Marcene A. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Asst. Vice President (or other officer authorized to execute the instrument) of the Travelers Mortgage Services, Inc. through its Travelers Relocation Company Division, the within named bargainor, a corporation, and that she as such Marcene A. Perry, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Asst. Vice President. Witness my hand and official seal, at office in Dallas, Texas, ~~Tennessee~~, this 6 day of June, 19 89.

Teresa Wilson
Notary Public

My Commission Expires: 1/13/93

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 19 89

Notary Public

My Commission Expires: 9-16-92

** "The Grantor covenants and agrees to and with Grantees that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will warrant and defend the above described property against all persons lawfully claiming or to claim the same by, through, or under Grantor."

399865

IDENTIFICATION

JUN 9 11 44 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

3605 06/09 0101 03CHECK 1244.00

WARRANTY DEED

from:
avelers Mortgage Services, Inc.

to:
Scott David Schneider and wife,
Maggie McCarty

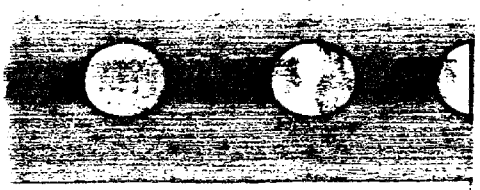
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Cresimoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28473









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 584

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 375000.00
CON TX 1237.50
PRFEE 0.50
WDEED 6.00
TOTAL 1244.00
CHECK 1244.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/09/89 01 11:45 0001 3605

39985.

IDENTIFICATION REFERENCE

Jun 9 11 44 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 217950