Feb 1

FORM NO. WD-1

BOOK 7890 PAGE 182

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,362.0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Donna Gann (NAME)	GMAC Mortgage Corporation (NAME)	150-11-0
3324 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	3451 Hammond Ave. P.O. Box 780 (STREET ADDRESS)	050.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 50704-0780 (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, Douglas R. Schnittker and wife, Ashley F. Schnittker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Gann, unmarried

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. 117 on the Plan of Section 2 Towne Village of the Country of record in Book 5200, Page 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Douglas R. Schnittker and wife, Ashley F. Schnittker by deed from Charles E. Conley, unmarried, of record in Book 7233, Page 407, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to GMAC Mortgage Corporation of record in Book 7233, Page 410, said Register's Office with a present unpaid balance of approximately $73,462.04, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

49605

IDENTIFICATION REFERENCE

Jul 17 3 53 PM '89
DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 3324 Towne Ridge Drive, Antioch, TN 37013
(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 14th day of July, 19 89

Douglas R Schnittker Ashley F. Schnittker

Douglas R. Schnittker Ashley F. Schnittker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Schnittker and wife, Ashley F. Schnittker

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 14th day of July, 19 89.

Yvi Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

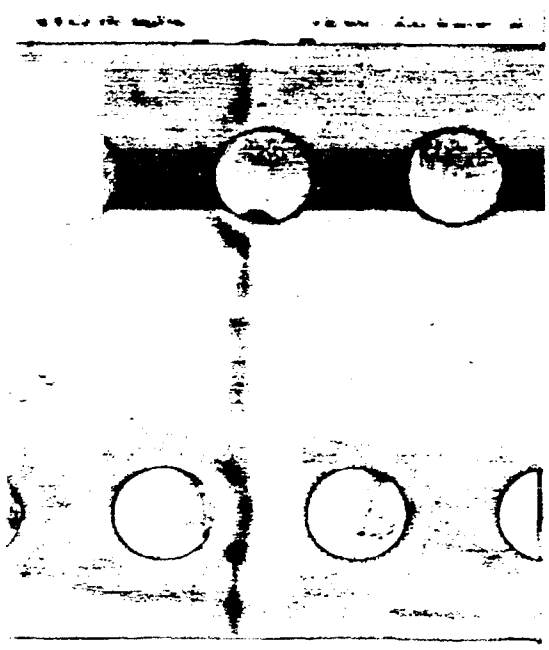
Douglas R. Schnittker and wife,
Ashley F. Schnittker

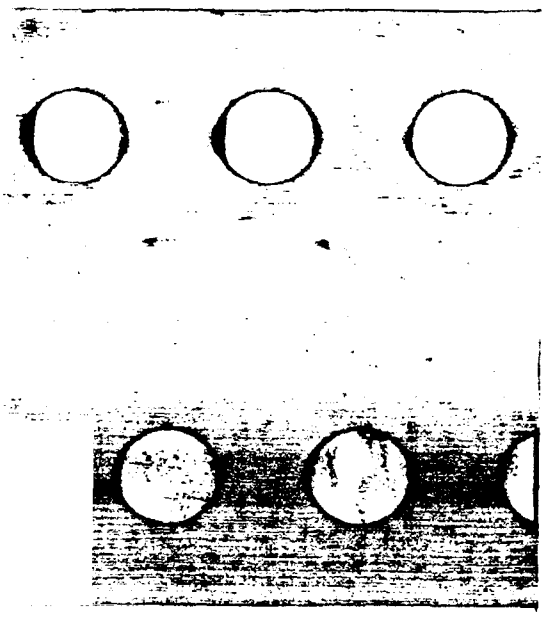
TO

Donna Mann, unmarried

278.92 MORTGAGE TAX 47/70 0491

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 82362.04

CON TX 271.92

PRFEE 1.00

WDEED 6.00

TOTAL 278.92

CHECK 278.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 55 0001 5670

4 9 6 0 5

IDENTIFICATION REFERENCE

JUL 17 9 53 AM '89

DAVIDSON COUNTY, TN

No. 229342