BOOK 199

FORM N.- WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,273.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF July, 89

Notary Public

MY COMMISSION EXPIRES: 5-8-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
James L. Schwager		Duval Federal Savings & Loan Assoc.			MAP 86-7-A
(NAME)		(NAME)			
913 Moleah Court		4019 Boulevard Center Drive			PARCEL 28
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Hermitage, Tennessee	37076	Jacksonville, Florida	32207		4D-92215
(CITY) (STATE)	(P.O. ZIP)	(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, Stanley Bunton and wife, Sherry L. Bunton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Schwager and wife, Raymunda Schwager

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.

Being Lot No. 38 on the Plan of Bret Ridge of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Stanley Bunton and wife, Sherry L. Bunton by deed from Gemcraft Homes (Tennessee), Inc., a Tennessee Corporation of record in Book 7316, Page 454, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 7030, page 527 and Book 7047, page 171, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Stanley Bunton and wife, Sherry L. Bunton to Nationwide Lending Group, Inc., dated July 31, 1987, with an approximate unpaid principal balance of $86,273.59, of record in Book 7316, page 457, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

5210.0

IDENTIFICATION REFERENCE

Jul 26 8 29 AM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

8733 07/26 0101 03CHECK 314.89

This is improved (XX) unimproved ( ) property, known as 913 Moleah Court Hermitage, Tennessee 37076

(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 21st day of July, 19 89

Stanley Bunton

Stanley Bunton

Sherry L. Bunton

Sherry L. Bunton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7897 PAGE 250

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Stanley Bunton

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 13th day of July

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, 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

WARRANTY DEED

FROM

Stanley Bunton and wife, Sherry L. Bunton

TO

James L. Schwager and wife, Raymunda Schwager

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

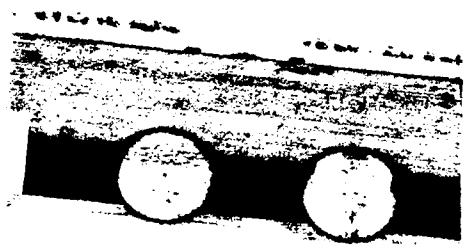
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

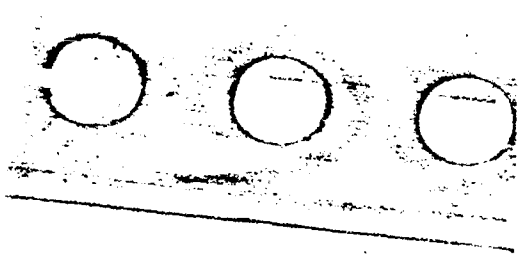
STATE OF TENNESSEE
COUNTY OF DAVIDSON

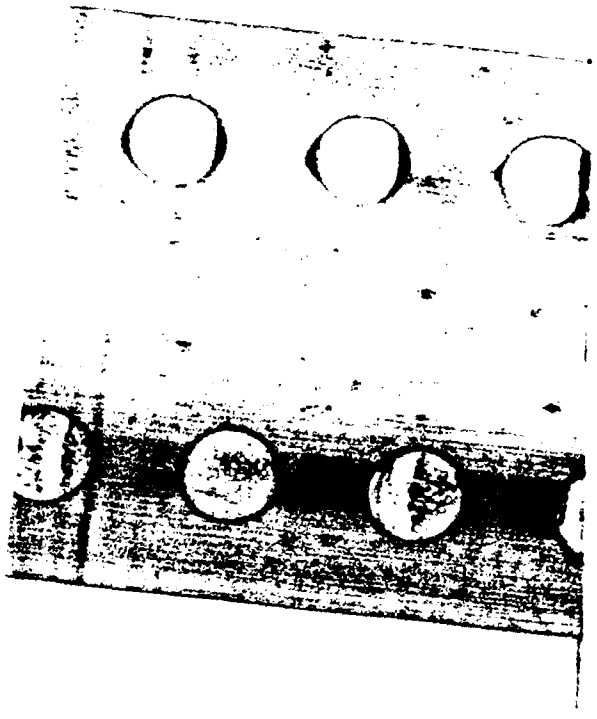
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry L. Bunton, the bargainor, with whom I personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal in Nashville, Tennessee, this the 21st day of July, 1989.

My Commission Expires: 5-8-91

Notary Public







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7897 PAGE 201

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 93273.59
				CON TX 307.89
				PRFEE 1.00
				MDEED 6.00
				TOTAL 314.89
				CHECK 314.89
07/26/89	01	08:30 0001	8733	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.21 O.C.

IDENTIFI REFERENCE

Jul 26 8 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232359