THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

box 8/ch

ADDRESS NEW OWNER:
John Hunter
712 Rock Harbour Court
Nashville, TN 37221

MORTGAGEE:
American National Financial, Inc
100 Ashford Center No. Suite 250
Atlanta, GA 30338

MAP-PARCEL NUMBERS:
09D
68622 141
11A-01100

WARRANTY DEED BOOK 7975 PAGE 795

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,

Mark T. Schell and wife, Sheila Fleming Schell

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Hunter and wife, Janet Hunter

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:

LAND in Davidson County, Tennessee, being Lot No. 321 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, page 184 and 185, Register's Office for said County.

SAID Lot No. 321 fronts 61.00 feet on the northerly margin of Rock Harbour Court and extends back 270.00 feet on the easterly line and 233.73 feet on the westerly line to a dead line in the rear, measuring 160.44 feet thereon.

BEING the same property conveyed to Mark T. Schell and wife, Sheila Fleming Schell by deed from Carden Company, Inc. of record in Book 5583, page 804, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 679, Book 4892, page 689 and Book 5463, page 238, said Register's Office, and to the matters set forth in the above referenced plan of record.

0942 11/03 0101 03CHECK 415.87

This is ~~(un)~~improved property, known as 712 Rock Harbour Court, Nashville, TN 37221.

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 31st day of October, 1989.

Sheila Fleming Schell
Sheila Fleming Schell

Mark T. Schell
Mark T. Schell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of October, 1989, before me personally appeared Mark T. Schell and wife, Sheila Fleming Schell, 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 they executed the same as their free act and deed.

PERRY M. KING, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7975 PAGE 796

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 123,900.00.

John A Hunter
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1989.

My Commission Expires: 9/26/92 _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

79125

IDENTIF. REFERENCE

Nov 3 10 37 AM '89

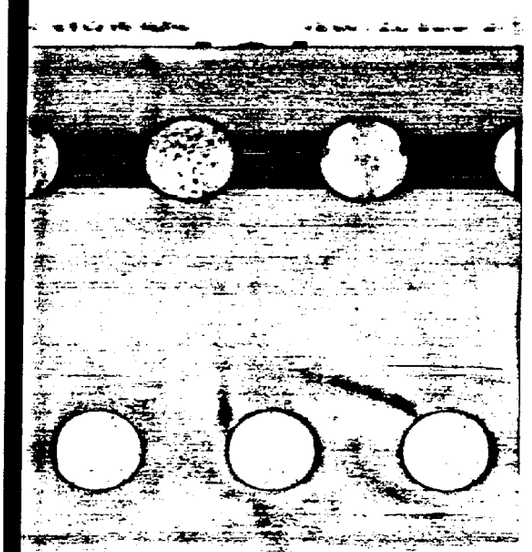
FELIX Z. DAVIDSON CLERK & MASTER

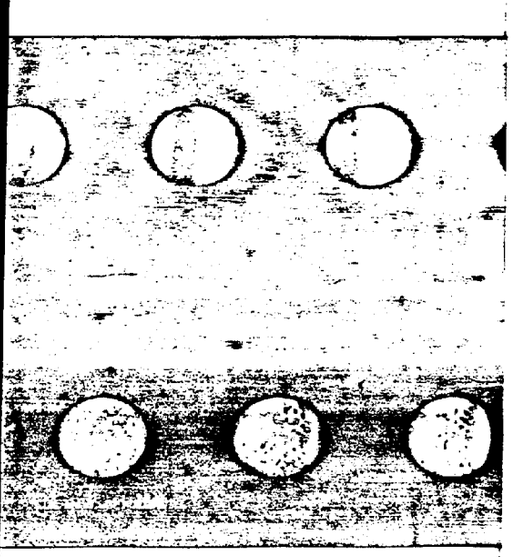
WARRANTY DEED

from:
Mark T. Schell and wife, Sheila Fleming Schell

to:
John Hunter and wife, Janet Hunter

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 797

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
- MISCELLANEOUS
AX - STATE TAX CONVEY
TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 123900.00
CON TX 408.87
PRFEE 1.00
WDEED 6.00
TOTAL 415.87
CHECK 415.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/89 01 10:37 0001 0942

79125

IDENTIF. REFERENCE

Nov 3 10 37 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263830