BOX 10

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Edward C Schoenberger III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES 2-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Edward C. Schoenberger, III (NAME)	Bailey Mortgage Company (NAME)	04D 12852
(STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	087-13-0-091.00
(CITY) (STATE) (P. O. ZIP)	Jackson, MS 39215 (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, Dale Calvert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward C. Schoenberger, III

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. 29 on the plan of Section 4, Valley Grove, of record in Book 5800, page 174, Register's Office for said County.

Said Lot No. 29 fronts 72.50 feet on the southerly margin of Central Valley Drive and extends back 125.42 feet on the westerly line and 125.28 feet on the easterly line to a dead line in the rear, measuring 72.50 feet thereon.

Being the same property conveyed to Dale Calvert by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D. C. of record in Book 7715, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6096, page 291, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7715, page 110, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 4424-4426 Central Valley Drive (House Number) (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 2nd day of February, 1990

Dale Calvert

Dale Calvert

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Dale Calvert, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of February, 1990

NOTARY PUBLIC

My commission expires:

3-24-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Dale Calvert

TO

Edward C. Schoenberger, III

RECORDER'S MEMO

Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

FEB 5 3 38 PM '90

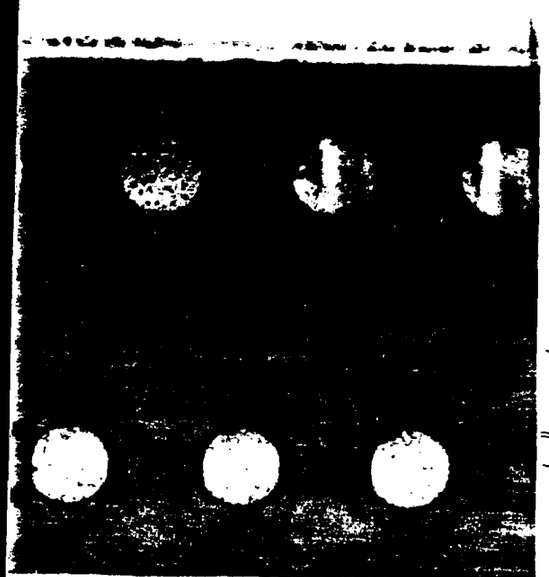
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

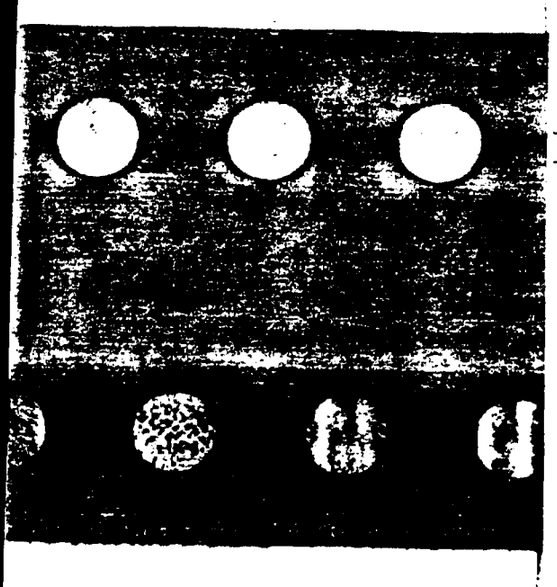
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SEP-95





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 54500.00
				CON TX 179.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 186.85
				CHECK 186.85
			02/05/90 01	15:39 0001 0582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01889

IDENTIF. REFERENCE

FEB 5 3 38 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 290609