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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,098.71

William A. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 90

Lori Stephens
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
William A. Capps (NAME)	Cowger & Miller Mortgage Company (NAME)	161-07-0
5177-5179 Hilson Road (STREET ADDRESS OR ROUTE NUMBER)	3 Riverfront Plaza P.O. Box 2200 (STREET ADDRESS)	128.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40202 (CITY) (STATE) (ZIP)	6DU 63328

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, Carolyn M. Hardie Schmitz and husband, Joe Schmitz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Capps

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. 50 on the Plan of McMurrey Woods Addition, Section 1, of record in Plat Book 4675, Page 7, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carolyn M. Hardie by deed of record in Book 5880, Page 293, Register's Office for Davidson County, Tennessee.

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

Carolyn M. Hardie and Carolyn M. Hardie Schmitz being one in the same persons. Joe Schmitz joins in this conveyance for the sole purpose of conveying any marital rights Joe Schmitz may have.

This conveyance is subject to a certain Deed of Trust securing the payment of promissory note to Singleton Mortgage Corporation of record in Book 7078, Page 262, and assigned to Cowger & Miller Mortgage Company said Register's Office with a present unpaid balance of approximately $69,098.71, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The Grantee further assumes the obligation of the Grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is ( ) unimproved (XX) improved property, known as 5177-5179 Hilson Road, Nashville, TN 37211
(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 23rd day of May, 19 90

Carolyn M. Hardie Schmitz

Joe Schmitz

Joseph E. Schmitz

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn M. Hardie Schmitz and husband, ~~Joe Schmitz~~ Joseph E. Schmitz

the bargainor s, 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 22 day of May, 19 90.

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
Carolyn M. Hardie Schmitz and husband, Joe Schmitz

TO
William A. Capps

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

28902

IDENTIFICATION REFERENCE

MAY 25 10 45 AM '90

DAVIDSON COUNTY, TN

4822 05/25 0101 03CHECK 268.03



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	79098.71
CON TX	261.03
PRFEE	1.00
WDEED	6.00
TOTAL	268.03
CHECK	268.03

05/25/90 01 10:45 0001 4822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.9.0.2

IDENTIFICATION REFERENCE

MAY 25 10 45 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 322229