Box 1

FORM NO. WD-1

BOOK 8204 PAGE 399

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Gregory Thomas Schmidt (NAME)	Sovran Mortgage Corporation (NAME)	161-09-0
5437 Bradfield Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	12.00
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	06DU 39760

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, Katherine D. Duckworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Thomas Schmidt and wife, Sherri G. Schmidt

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. 28 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Owen D. Duckworth and wife, Katherine D. Duckworth by deed of record in Book 4007, Page 923, the said Owen D. Duckworth has since then died, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Katherine D. Duckworth by Doris Adele Estes as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8119, Page 449, in the Register's Office for Davidson County, Tennessee.

6051.6

SEP 27 10 53 AM '90

unimproved ( )
This is improved (X) property, known as 5437 Bradfield Drive, Nashville, TN 37220
(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 my hand this 24th day of September, 19 90

Katherine D. Duckworth
By: Katherine D. Duckworth
Doris Adele Estes, Attorney-in-fact

Doris Adele Estes, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 8204 PAGE 400

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine D. Duckworth

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

Witness my hand and official seal at Antioch, Tennessee, this 24th day of September, 19 90.

Commission Expires October 9, 1991

Notary Public

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
Katherine D. Duckworth

TO
Gregory Thomas Schmidt and wife,
Sherri C. Schmidt

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 1990 before me personally appeared Doris Adele Estes, the person who executed the foregoing instrument on behalf of Katherine D. Duckworth, and acknowledged that she executed the same as the free act and deed of the said Katherine D. Duckworth, and through Power of Attorney granted her by the said Katherine D. Duckworth.

Doris Stephens
Notary Public

Commission Expires:10-9-91

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8204 PAGE 401

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 100000.00
				CON TX 330.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 337.00
				CHECK 337.00
			09/27/90 01	10:55 0001 2709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6051.6

SEP 27 10 53 AM '90

No. 359308