File Box 24
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~75,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 90.

Notary Public

MY COMMISSION EXPIRES: 5-28-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO. (Mortgagee)	MAP-PARCEL NUMBERS
Thomas N. Schwarz (NAME)	National Mortgage Company (NAME)	MAP 98-1
5116 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PAR. 95
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	04D 51344

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, Richard Harrison Winters and wife, Linda Sue Winters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas N. Schwarz and wife, Allison S. Schwarz, as tenants by the entirety.

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 62, Roxborough, as of record in Book 5200, Page 63, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard Harrison Winters and wife, Linda Sue Winters by deed from Randall Phillips Builders, Inc. of record in Book 5424, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5302, Page 669, said Register's Office.

This conveyance is subject to minimum building setback line; public utility & drainage easement; water easement & water line of record in Book 5200, Page 63, said Register's Office.

2144 12/27 0101 03CHECK 254.50

88 11 8 5 58

IDENTIF. TREFERENCE

DEC 27 9 32 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 5116 Lana Renee Court, (House Number) (Street) Hermitage, TN. 37076 (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 December, 19 90

Richard Harrison Winters

Richard Harrison Winters

Linda Sue Winters

Linda Sue Winters

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Harrison Winters and wife, Linda Sue Winters

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1990

Commission expires 5-22-93

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Richard Harrison Winters

Linda Sue Winters

TO
Thomas N. Schwarz

Allison S. Schwarz

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

File Box 24

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 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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

12/27/90 01 09:32 0001 2144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88 R 8558

IDENTIF. REFERENCE

DEC 27 9 32 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 384527