BOOK 8283 PAGE 45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,973.29

Robert E. Ferry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 91

Jesse W. Elrod
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Robert E. & Peggy A. Ferry (NAME)	Fidelity Federal (NAME)	Map 150-04
3104 Windsor Green Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 57.00
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219-1788 (CITY) (STATE) (ZIP)	02DX-03919

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. Alfred R. Schmoekel and wife, Delores F. Schmoekel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Ferry and wife, Peggy A. Ferry

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 No. 556 on the Plan of Kensington of Priest Lake, Section 1-B, of record in Book 6250, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

BEING the same property conveyed to Alfred R. Schmoekel and wife, Delores F. Schmoekel by deed from Howard Ray Dennis and wife, Lenora A. Dennis, of record in Book 7603, page 383, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Fidelity Federal Bank of record in Book 6523, page 705, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

89020 IDENTIF. TREFERENCE JAN 29 9 58 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

8961 01/29 0101 03CHECK 396.40

THIS conveyance subject to restrictive covenants of record in Book 6386, page 65; and such easements and setback lines of record in Plat Book 6250, page 150, Register's Office for Davidson County, Tennessee.

This Instrument executed by Charles S. Wells, Jr. on behalf of Alfred R. Schmoekel and wife, Delores F. Schmoekel pursuant to a Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 3104 Windsor Green Drive (House Number) (Street) Antioch, TN 37013 (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 Whereever 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 25th day of January, 19 91

Alfred R. Schmoekel by Charles S. Wells, Jr. Attorney in Fact

Delores F. Schmoekel by Charles S. Wells, Jr., Attorney in Fact

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, _____
(Name of natural person executing the instrument)

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 purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Charles S. Wells, Jr. Attorney in Fact for Alfred R. Schmoekel and Delores F. Schmoekel
(Name of officer) (Offical capacity of officer)

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 purposes therein contained, and who further acknowledged that __ he__ is the
Attorney in Fact for Alfred R. Schmoekel and Delores F. Schmoekel
("attorney-in-fact" or "president" or "general partner")
of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 25th day of January 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Alfred R. Schmoekel and wife,
Delores F. Schmoekel

TO
Robert E. Ferry and wife,
Peggy A. Ferry

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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	
				117973.29
			CON TX	389.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	396.40
			CHECK	396.40

01/29/91 01 09:57 0001 8961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89020

IDENTIF. REFERENCE

JAN 29 9 58 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 392775