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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,445.92

Elvie C. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1991

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 |
| Elvie C. Foster (NAME) | Fireman's Fund Mortgage Corporation (NAME) | Map 86-7 |
| 1445 Market Square (STREET ADDRESS OR ROUTE NUMBER) | 27555 Farmington Road (STREET ADDRESS) | Par. 155 |
| Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP) | Farmington Hills, MI 48334-3357 (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. James L. Schwager and wife, Raymunda Nugent Schwager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elvie C. Foster

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. 223 on the Final P.U.D. Plan, Phase 5B, Revised, Jackson's Retreat, of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James L. Schwager, unmarried, and Raymunda Nugent, unmarried, by deed from Randall Phillips Builders, Inc. of record in Book 7252, page 414, Register's Office for Davidson County, Tennessee. The said parties having since married.

This is the same description as in the previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Fireman's Fund Mortgage Corporation of record in Book 7752, page 417, 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).

3845 06/14 0101 03CHECK 143.62

This conveyance subject to such restrictive covenants, easements and setback lines of record in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved XX property, known as 1445 Market Square Hermitage, TN 37076
(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 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 13th day of June, 1991

James L. Schwager
James L. Schwager

Raymunda Nugent Schwager
Raymunda Nugent Schwager

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, James L. Schwager and Raymunda Nugent Schwager
(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 t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 13th day of June 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(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" 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 _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM

James L. Schwager and wife,

Raymunda Nugent Schwager

TO

Elvie C. Foster

This form compliments of:

**title escrow, inc.**

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

22255

RECEIVED FOR REFERENCE

Jun 14 9 17 AM '91



**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 41445.92
CON TX 136.62
PRFEE 1.00
MISC 6.00
TOTAL 143.62
CHECK 143.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/91 01 09:20 0001 3845

2225 3.

JUN 14 9 18 AM '91

No. 430890