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01-542952-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Richard A. Schlabach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 91

Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Schlabach (NAME)	FIDELITY FEDERAL BANK, a Federal (NAME)	Map 84-16
2808 Lincoya Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 192
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ-68220

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, Frances Matthews Hassler, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Schlabach and wife, Linda Schlabach

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. 60 on the Plan of Lincoya Hills, of record in Book 1835, page 92, said Register's Office, and described according to a Property Survey made by John Kohl & Company, P.C., dated August 27, 1991, File No. 90603-188, Tennessee Registration No. 855, described as follows:

Beginning at an iron pin on the northeasterly margin of Lincoya Drive, said pin being the common front corners of Lots Nos. 59 and 60; thence leaving Lincoya Drive and running with the line between said lots, North 30 deg. 08' 50" East 256.95 feet to a concrete monument; thence South 84 deg. 31' 41" East 83.12 feet to an iron pin; thence South 3 Deg. 35' 44" West 137.50 feet to an iron pin; thence South 2 deg. 58' 44" West 189.67 feet to a concrete monument on the northeasterly side of Lincoya Drive, thence running with said drive North 59 deg. 49' 45" West 223.60 feet to the point of beginning.

Being the same property conveyed to Frances Matthews Hassler by deed from Earley Rhey Hassler and wife, Kathy Jo Hassler as of record in Book 6385, page 375, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved (XX)
This is improved ( ) property, known as 2808 Lincoya Drive, Nashville, TN 37214
(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 her hand this 29th day of August, 19 91

Frances Matthews Hassler
Frances Matthews Hassler

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 Frances Matthews Hassler, Unmarried

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 Nashville, Tennessee, this 29th day of August, 1991.

Notary Public

Commission Expires 11/10/91

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
Frances Matthews Hassler,
Unmarried

TO
Richard A. Schlabach and wife,
Linda Schlabach

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

44139

SENT FOR REFERENCE

SEP 4 9 37 AM '91

7596 09/04 0101 03CHECK 506.50

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			MDEED	6.00
			TOTAL	506.50
			CHECK	506.50
09/04/91	01	09:39	0001	7596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44138

SEP 4 9 37 AM '91

No. 455887