THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $45,376.90.

Pamela Schumm
Affiant

Subscribed and sworn to before me this 7th day of November, 1991.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
RALPH SCHUMM, et al 909 N. 14th Street Nashville, Tennessee 37206	BANCPLUS MORTGAGE CORP. P.O. Box 47524 San Antonio, Texas 78265-6020	MAP 83-5 PARCEL 248 27W 03080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND THREE HUNDRED SEVENTY SIX AND 90/100 ($45,376.90) DOLLARS,

a. of which TWO THOUSAND ONE HUNDRED AND 00/100 ($2,100.00) DOLLARS, have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor herein hereby acknowledges, and

b. of which FORTY THOUSAND THREE HUNDRED SEVENTY SIX AND 90/100 ($40,376.90) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $41,700.00, payable to BancPlus Mortgage Corporation and secured by Deed of Trust of record in Book 6474, page 519, Register's Office for Davidson County, Tennessee, and

c. for the balance of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantor with an interest rate of Ten percent (10.00%) amortized over Thirty-six (36) months payable in monthly installments of NINETY SIX AND 80/100 ($96.80) DOLLARS, with the balance of any unpaid principal and accrued interest due and payable on November 7, 1994.

I, **MALCOLM CLISSOLD, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RALPH SCHUMM, PAMELA SCHUMM and JEANNIE SESLER, all as Joint Tenants with Rights of Survivorship,** 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. 5 and the northerly 10.0 feet of Lot No. 4 on the Plan of the Subdivision of the Lands of Mrs. W.F. Todd, of record in Book 161, page 100, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and the northerly 10.0 feet of Lot No. 4 front together 77.5 feet on the westerly margin of of 14th Street, formerly Weakley Avenue, and extend back between parallel lines 217.0 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Malcolm Clissold by deed from Noel Bean and wife, Linda Gene Bean, of record in Book 6830, page 364, Register's Office for Davidson County, Tennessee.

MARY B. CLISSOLD, spouse of Malcolm Clissold, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 909 N. 14th Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year which have been assumed by the Grantees.

2. Matters shown on the Plan of the Subdivision of the Lands of Mrs. W.F. Todd, of record in Book 161, page 100, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of BancPlus Mortgage Corporation of record in Book 6474, page 519, Register's Office for Davidson County, Tennessee, which has been assumed by Grantees.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of NOVEMBER, 1991.

Malcolm Clissold
MALCOLM CLISSOLD

Mary B. Clissold
MARY B. CLISSOLD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MALCOLM CLISSOLD and MARY B. CLISSOLD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of NOVEMBER, 1991.

Notary Public

My Commission Expires:
3-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MITCHELL A. MATTS

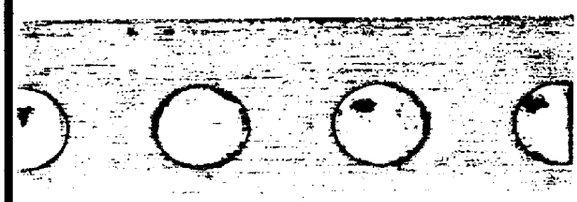
8079 11/11 0101 03CHECK 174.98

FEES / TAXES / REGISTER
DEPUTY / CONTROL

Nov 11 8 44 AM '91

IDENTIFICATION REFERENCE

6.0 9.8 7



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

RECEIVED OF _____

FOR _____

BOOK 8483 PAGE 162

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 45373.90
				CON TX 167.98
				PRFEE 1.00
				WDEED 6.00
				TOTAL 174.98
				CHECK 174.98
11/11/91	01			08:45 0001 8079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0.9.8.7.

IDENTIFICATION REFERENCE

Nov 11 8 44 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 475199