#129446 04/10/92 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 8619 PAGE 817

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Clay Davidson Shwab 633 Scotswood Circle Knoxville, TN 37919	same	Map: 93-6-1 Parcel 1

Mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, William P. Shwab ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Clay Davidson Shwab ("Grantee"), his heirs and assigns, a one fourteenth (1/14) undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

The is improved property known as 618 Church Street, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for 1992, a lien but not yet due and payable.

2. Such matters as would be reflected on an accurate survey of the Property.

3. Highway, roadway and utility easements.

4. Rights of parties in possession.

5. Such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 17th day of April, 1992.

William P. Shwab
William P. Shwab

07945

IDENTIFICATION REFERENCE

MAY 6 11 05 AM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William P. Shwab, the within named bargainor, 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 17th day of April, 1992.

Tana W. Cyello
Notary Public

My Commission Expires:
Jan 22, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $50,000.

William P Shwab
Affiant

Sworn to and subscribed before me this 17th day of April, 1992.

Tana W. Cyello
Notary Public

My Commission Expires:
Jan 22, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A BOOK 8619 PAGE 819

Beginning at the northeast corner of Church Street and Seventh Avenue (North), and running thence eastward with the northern margin of Church Street and with the southern margin of the store-house thereon (now occupied by The Castner-Knott Dry Goods Co.) one hundred and eleven feet to the center of the eastern wall of said store-house; thence with the center of said wall one hundred and thirty-five feet to the northern margin of the northern wall of said store-house, and thence on in the same line and direction, so as to include eleven feet of a private court in the rear of the said store-house, -- in all one hundred and forty-six feet from the southern margin of the southern wall of said house; thence westward, and parallel with the southern margin of said store-house one hundred and eleven feet and two inches, more or less, to the eastern margin of Seventh Avenue and to the southwest corner of a parking lot, a point eleven feet from the northwest corner of said store-house; thence southward with the eastern margin of said Avenue one hundred and forty-six feet to the beginning, being the property conveyed to Mrs. Augusta Dickel and V. E. Shwab by Mrs. E. R. Eakin, by the deed dated January 17, 1912, recorded in Book No. 412, page 641, in the Register's Office of Davidson County, Tennessee, and devised by Mrs. Augusta Dickel, so far as her interest is concerned, to V. E. Shwab by her will duly probated in the Probate Court for the County of Charlevoix, state of Michigan (of which county she was a citizen and resident), on the 26th day of September 1916, and recorded in Book No. 25, page 389, of the Records of said Court.

Being the same property as described of record in Book 7816, page 904, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

4092 05/06 0101 03CHECK 195.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8619 PAGE 820

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	9.00
TOTAL	195.00
CHECK	195.00

05/06/92 01 11:04 0001 4092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07945

IDENTIFICATION REFERENCE

MAY 6 11 05 AM '92

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528352