This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

6520 06/01 0101 03CHECK 184.23

ADDRESS NEW OWNER:
Patrice L. Childress
1620 Long Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Real Estate Financing, Inc.
P. O. Box 669
Montgomery, AL 36101-0669

MAP AND PARCEL:
MAP 94-2
PARCEL 13
23W-02385

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Peter J. Schneider and wife, Marie Annette Schneider hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrice L. Childress, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 222 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Peter J. Schneider and wife, Marie Annette Schneider, by deed from Darryl L. Overton, unmarried of record in Book 6499, Page 200, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Real Estate Financing, Inc. of record in Book 6887, Page 462, 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).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This property is conveyed "AS IS" AND "WHERE IS"

This is improved property known as 1620 Long Avenue, Nashville, TN 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 Patrice L. Childress, unmarried, her heirs and assigns, forever; and we, Peter J. Schneider and wife, Marie Annette Schneider do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of June, 1992.

Peter J. Schneider

Marie Annette Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peter J. Schneider and wife, Marie Annette Schneider 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,915.56.

AFFIANT

Subscribed and sworn to before me this 1st day of June, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

F 5098

IDENTIF. REFERENCE

JUN 1 3 00 PM '92

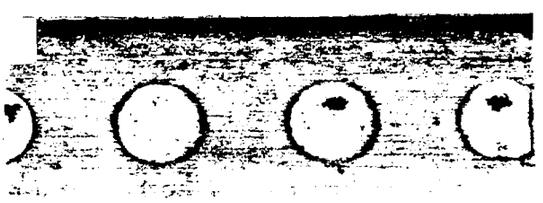
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8639 PAGE 498

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47915.56
CON TX 177.23
PRFEE 1.00
WDEED 6.00
TOTAL 184.23
CHECK 184.23

06/01/92 01 14:58 0001 6520

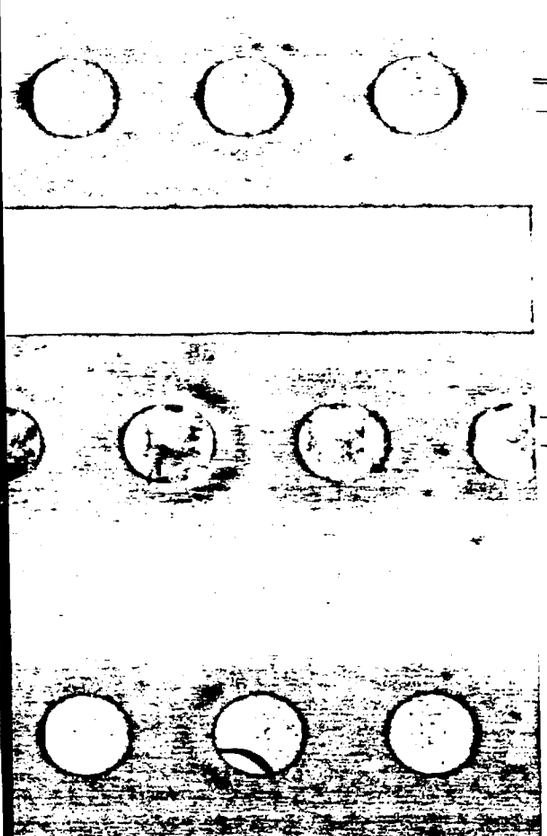
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:5:09

IDENTIF. REFERENCE

JUN 1 3 02PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.



No. 536329