This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8686 PAGE 174

ADDRESS NEW OWNER:
Shannon Schmidt and Scott Ferguson
3837 Sam Boney Drive
Nashville, Tn 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
Real Estate Financing, Inc.
605 South Perry Street
Montgomery, Ala 36101-0669

MAP AND PARCEL:
MAP 133-11
GROUP
PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Billy Pridemore Jr. and wife, Denise D. Pridemore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shannon Schmidt and Scott Ferguson, as tenants in common, 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. 6, on the Plan of Paragon Hills Subdivision, of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy Pridemore Jr. and wife, Denise D. Pridemore by deed from William E. Blanton, Jr. and wife, Lurline Blanton dated , as of record in Book 7495, page 349, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes and agrees to pay the balance of Sixty Nine Thousand One Hundred Nineteen and 25/100 ($69,119.25) which amount is the outstanding principal balance of an indebtedness owed to BancBoston Mortgage Corporation, and which amount is secured by a Deed of Trust executed by Billy Pridemore, Jr. and wife, Denise D. Pridemore, to Saturn & Mazer, Attorneys, Trustee, of record in Book 7495, page 352 and re-recorded in Book 7503, page 619, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned to Real Estate Financing, Inc.

Grantors Escrow Account with Real Estate Financing, Inc. is hereby assigned and conveyed to Grantee.

This is improved property known as 3837 Sam Boney Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

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

2. Restrictions of record in Book 3508, page 159, Register's

Office for Davidson County, Tennessee.

3. The Plan of record in Book 3300, page 100, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shannon Schmidt and Scott Ferguson, as tenants in common, their heirs and assigns, forever; and we, Billy Pridemore Jr. and wife, Denise D. Pridemore, 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 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 6th day of July, 1992.

SELLERS

Billy Pridemore Jr.

Denise D. Pridemore

PURCHASER

Shannon Schmidt

Scott Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy Pridemore Jr. and wife, Denise D. Pridemore, 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 6th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 11/21/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shannon Schmidt and Scott Ferguson, 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 6th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 11/21/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,552.25.

Scott Ferguson
AFFIANT

Subscribed and sworn to before me
this 6th day of July, 1992.

NOTARY PUBLIC
My Commission Expires: 11/21/92

31237

IDENTIF. TREFERENCE

JUL 28 2 57 PM '92

FELIX DELK REGISTER
DAVIDSON COUNTY TN.

285.32 9722 07/28 0101 03CHECK

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 73552.25
CON TX 272.32
PRFEE 1.00
WDEED 12.00
TOTAL 285.32
CHECK 285.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/92 01 14:58 0001 9722

3 11 2 3 7

IDENTIF. REFERENCE

JUL 28 2 57 PM '92

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY TN.

No. 554397