WARRANTY DEED FOR TENNESSEE

BOOK 8805 PAGE 283

THIS INDENTURE, made and entered into this 30th day of November ,19 92 , by and between, Mary Marcella Hill Schad, married , party(ies) of the first part, and Patricia T. Pegg, unmarried their heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the plan of Rivertrace Estates, Phase I, Section I of record in Plat Book 6900 at page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

70859

IDENTIFICATION REFERENCE

DEC 4 1 23 PM '92

DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Mary Marcella Hill Schad is one and the same as Mary Marcella Hill.

Robert Z. Schad, spouse of Mary Marcella Hill Schad, joins in this conveyance for the purposes of conveying any and all right, title & interest he may have in subject property as a result of his marriage with said Mary Marcell Hill Schad.

The GRANTEES herein hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 7656 at page 357, with any assignments, of record in said Register's Office.

PROPERTY ADDRESS: 216 Steamboat Court, Nashville, TN 37214

BEING the same property acquired by the party of the first part by deed recorded in Book 7656 at page 354 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year _____, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Mary Marcella Hill Schad

Mary Marcella Hill Schad

Robert Z Schad
by Mary M Hill Schad
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared [illegible], who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 30th day of November, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Mary Hill Schad, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the Power of Attorney of Robert Z. Schad, a [illegible] and who executed the foregoing instrument as its free act and deed. in his behalf.

WITNESS my hand and seal this 30th day of November, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

MAP AND PARCEL NUMBER: 062-02-0A 149.00 CC

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 67,356.93.

Sworn and Subscribed to before me this 30th day of November, 19 92.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

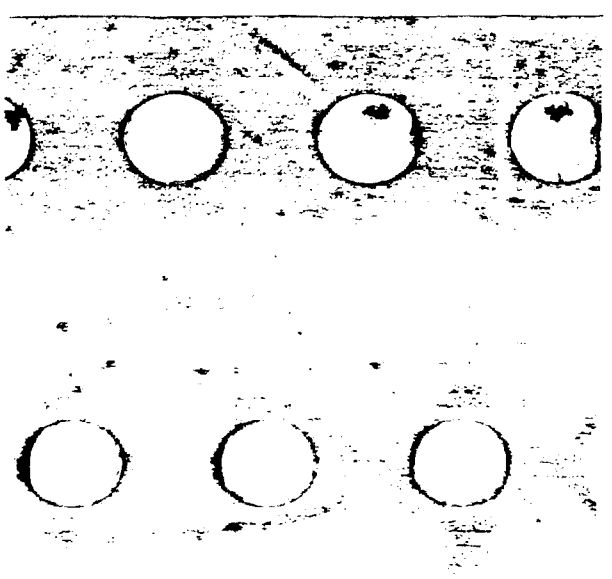
Address of New Owner:	Send Tax Bills To:
Patricia T. Pegg	Wachovia Mortgage Company
216 Steamboat Court	P.O. Box 3174
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37214	Winston-Salem, NC 27102
CITY/STATE/ZIP	CITY/STATE/ZIP

8428 12/04 0101 03CHECK 258.38

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-1100



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

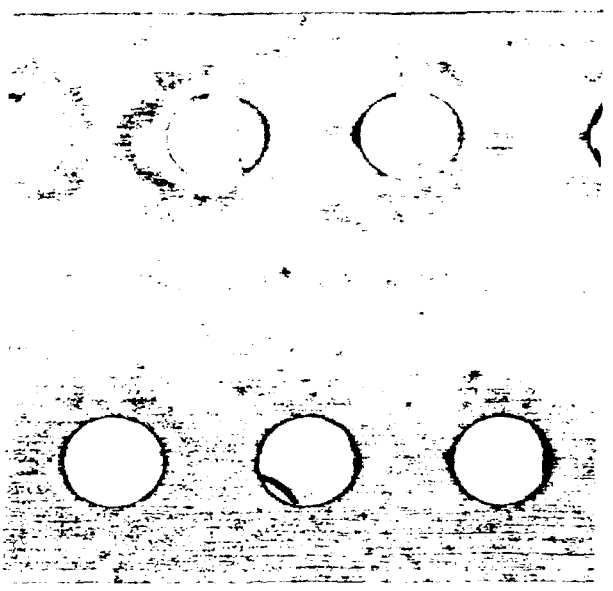
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CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO Tx STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO Tx STATE TAX MORT
TO TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67386.93
CON TX 249.38
PRFEE 1.00
WDEED 8.00
TOTAL 258.38
CHECK 258.38

12/04/92 01 13:21 0001 8428



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0859

IDENTIFICATION REFERENCE

DEC 4 1 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 597676