#11639 FILE: Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8951 PAGE 317

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GLORIA LYNNE NIXON (NAME)	FARM & HOME SAVINGS ASSOCIATION (NAME)	150-6
109 Stone Bridge Court (STREET ADDRESS OR ROUTE NUMBER)	221 West Cherry (STREET ADDRESS)	123
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nevada, Missouri 64772 (CITY) (STATE) (ZIP)	2DX 4512

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANTHONY J. SCHMIDT AND WIFE, PAULA D. DEMPSTER SCHMIDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLORIA LYNNE NIXON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 245 on the Plan of Section Three Towne Village of the Country, as of record in Plat Book 5200, pages 268 and 269, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony J. Schmidt and Paula D. Dempster by deed from Robert F. Staklinski and wife, Susan W., Staklinski of record in Book 8002, page 618, said Register's Office, the said Anthony J. Schmidt and Paula D. Dempster having since married.

This conveyance is made subject to: (1) Taxes for 1993 which have been assumed by the Grantee; (2) Restrictions of record in Book 5635, page 545; and (3) All matters appearing on the plan of record in Plat Book 5200, pages 268 and 269, Register's Office for said County.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 4, 1989, in the original principal sum of $ 65445.00, payable to Sears Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 8002, page 621, said Register's Office. Said Deed of trust having been assigned to Farm and Home Savings Association by instrument of record in Book 8222, page 5, said Register's Office.

Paula D. Dempster Schmidt and Paula Schmidt being one and the same person.

4113 05/18 0101 03CHECK 275.03

This is improved (XX) property, known as 109 Stone Bridge Court, Antioch, Tennessee 37013
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of May, 19 93

ANTHONY J. SCHMIDT

PAULA D. DEMPSTER SCHMIDT

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY J. SCHMIDT AND WIFE, PAULA D. DEMPSTER SCHMIDT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of May, 19 93.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

20542

IDENTIFICATION REFERENCE

MAY 18 10 43 AM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,892.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

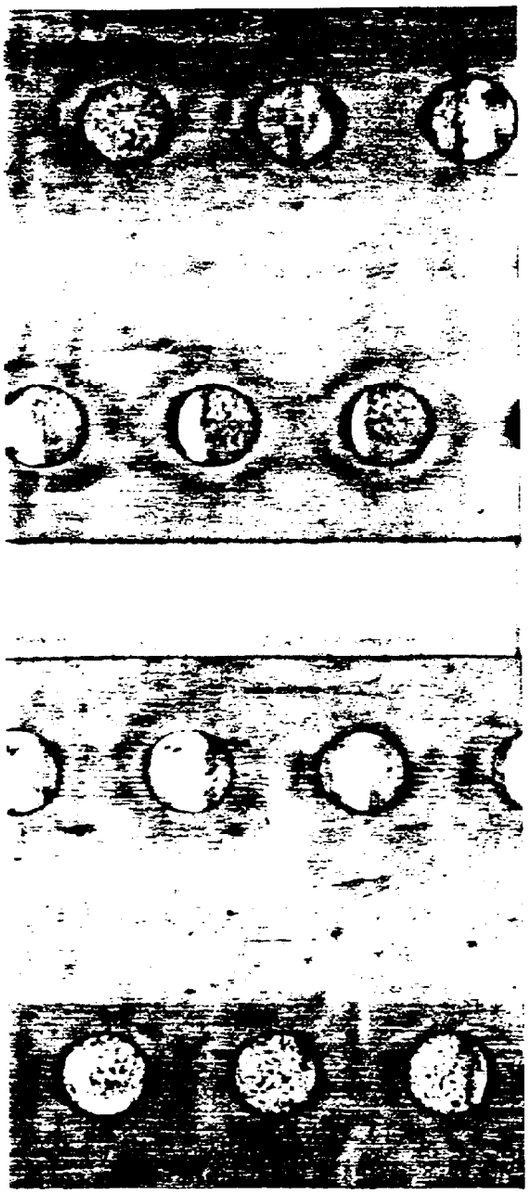
WARRANTY DEED

FROM ANTHONY J. SCHMIDT AND WIFE, PAULA D. DEMPSTER SCHMIDT

TO GLORIA LYNNE NIXON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 71892.84
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

05/13/93 01 10:43 0001 4113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20542

IDENTIFI REFERENCE

MAY 10 10 43 AM '93

DAVIDSON COUNTY, TN

No. 652182