BOOK 8972 PAGE 682

This Instrument Prepared by D. Williams
8 Penn Center
Philadelphia, PA 19103

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CARG-02155

135-16-A
94 CO

WARRANTY DEED

THIS INDENTURE, made this 17 day of MAY, A.D., 19 93, between **RICHARD E. SCHOENER**, UNMARRIED

Tennessee, First Parties, and

RONALD L. STINGLEY ET UX, JUDITH K. STINGLEY

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN ($10.00) DOLLARS---------- Dollars ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, Being Lot No. 103 on the plan of tracts 8, 9 and 10 of Nashboro Village, of record in Book 5200, pages 186-189 Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same premises which MICHAEL E. GEORGE ET UX, KATHY M. GEORGE , by Deed dated MAY 20, 1991 and recorded in Davidson County, Tennessee in Deed Book Volume 8358 , Page 180 &c., granted and conveyed unto Richard E. Schoener, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for **himself** and for **his heirs**, executors and administrators do hereby covenant with said Parties, **his heirs**, and assigns, that **he is** lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO

and that **he** will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.)
Richard E. Schoener

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County, **RICHARD E. SCHOENER,** the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 17th day of May 19 93

Jacqueline Qualls
Notary Public

My Commission expires 12-19-94

JACQUELINE QUALLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER RONALD L. STINGLEY ET UX
ADDRESS 2548 SOMERSET DRIVE
NASHVILLE, TN 37217
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
MORTGAGE SERVICE AMERICA
ADDRESS 1650 TYSONS BLVD.
McLEAN, VA 22102

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 129,900.00 . Affiant

Subscribed and sworn to before me this 4TH day of JUNE 19 93

Notary Public

MY COMMISSION EXPIRES: 05-11-96

STATE OF TENNESSEE

EXHIBIT 'A'

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1. 1993 AND ALL FUTURE REAL PROPERTY TAXES.

2. RESTRICTIONS OF RECORD IN BOOK 4827, PAGE 14, BOOK 5465, PAGE 561 AND BOOK 5588, PAGE 429, SAID REGISTER'S OFFICE.

3. EASEMENTS OF RECORD IN BOOK 437, PAGE 14, BOOK 3955, PAGE 180, BOOK 4588, PAGE 473, BOOK 4821, PAGE 111, AND BOOK 6209, PAGE 538, SAID REGISTER' OFFICE.

4. ALL MATTERS SET FORTH ON PLAN OF TRACTS 8, 9 AND 10 OF NASHBORO VILLAGE, OF RECORD IN BOOK 5200, PAGES 186-189, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS A 30-FOOT MINIMUM BUILDING SETBACK LINE FROM SOMERSET DRIVE, A 20-FOOT SEWER EASEMENT ALONG THE WESTERLY LINE OF SAID LOT, A PUBLIC UTILITY EASEMENT ALONG THE REAR AND EASTERLY LOT LINES AND A 2.5 X 25-FOOT UTILITY ANCHOR EASEMENT LOCATED ON THE SOUTHWEST CORNER OF SAID LOT.

2 7 2 2 6

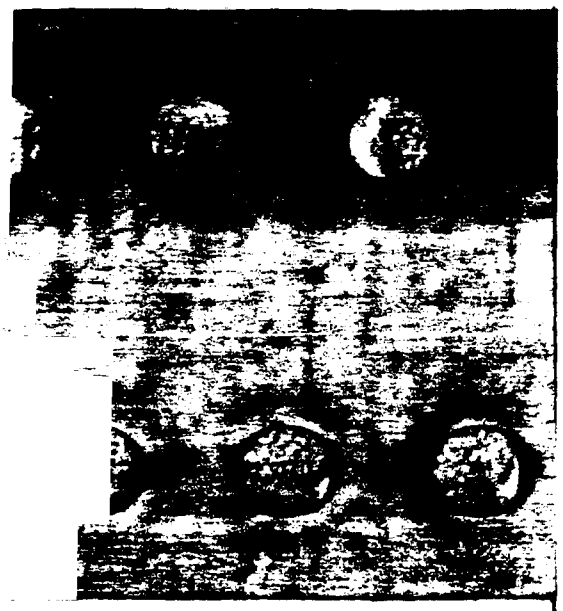
IDENTIFICATION/REFERENCE

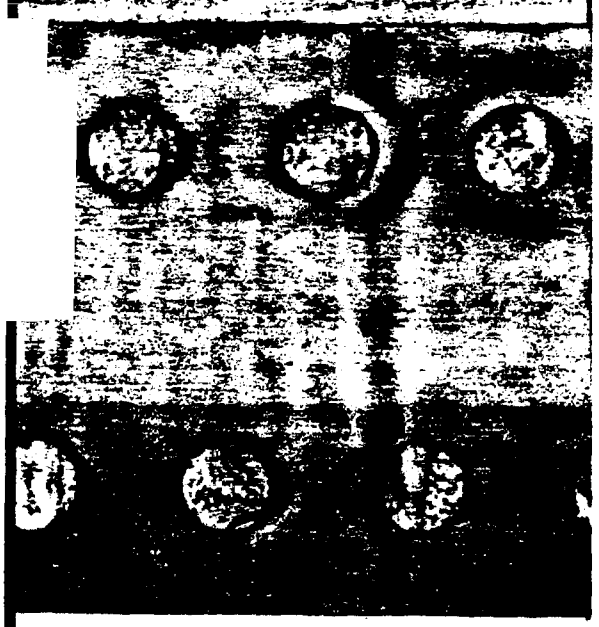
JUN 7 9 25 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

4137 06/07 0101 03CHECK 493.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8972 PAGE 685

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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 12.00
TOTAL 493.63
CHECK 493.63

06/07/93 01 09:25 0001 4137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27226

IDENTIFICATION REFERENCE

JUN 7 9 25 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659467