THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***154,600.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 1993.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
DEAN A. SCHNEIDER and wife, ROBIN SMITH 2709 Sunset Place Nashville, TN 37212	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, TN 38148	MAP 104-15 PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY FOUR THOUSAND SIX HUNDRED AND 00/100 ($***154,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **J. P. BRAKEFIELD and wife, STEPHANIE L. HENDRIX BRAKEFIELD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEAN A. SCHNEIDER and wife, ROBIN SMITH,** 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:

BEING the easterly 50.0 feet of Lot No. 16 and part of Lot No. 17 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Sunset Place, formerly Turner Avenue, 50.0 feet easterly from the corner of Lots Nos. 15 and 16 on said plan; thence with the southerly margin of said Sunset Place eastwardly 53.0 feet to a point 3.0 feet easterly from the corner of Lots Nos. 16 and 17; thence southwardly 160.5 feet to the corner of said Lots Nos. 12, 13, 16 and 17 on said plan; thence with the line between Lots Nos. 13 and 16, westwardly 50.0 feet; thence northwardly 160.5 feet to the beginning.

BEING the same property conveyed to J. P. Brakefield and wife, Stephanie L. Hendrix, now known as Stephanie L. Hendrix Brakefield, by deed from Ruby R. Feltner and Peggy L. Feltner of record in Book 7620, page 659, re-recorded in Book 7651, page 86 and re-rerecorded in Book 7654, page 389, Register's Office for Davidson County, Tennessee.

This is improved property known as 2709 Sunset Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of July, 1993.

J. P. BRAKEFIELD

STEPHANIE L. HENDRIX BRAKEFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. P. BRAKEFIELD and STEPHANIE L. HENDRIX BRAKEFIELD, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 1993.

Notary Public

My Commission Expires:

4-29-94

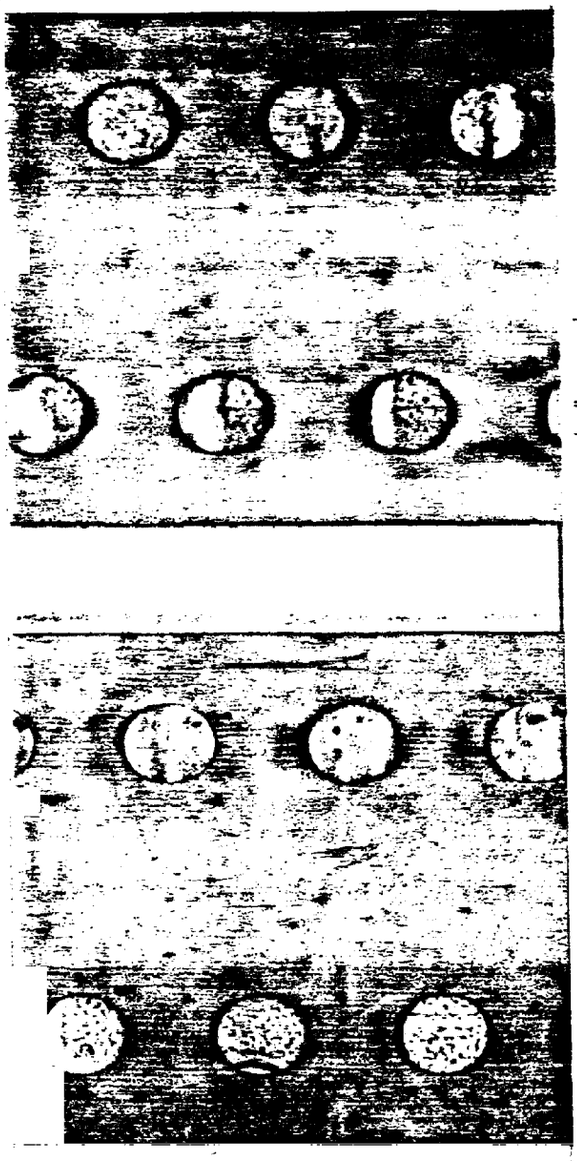
42043
IDENTIF. # REFERENCE

MAIL ENV.

93 JUL 19 AM 9:12

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5002 07/19 0101 03CHECK 581.02



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9017 PAGE 97

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	154600.00
			CON TX	572.02
			PRFEE	1.00
			WDEED	8.00
			TOTAL	581.02
			CHECK	581.02
07/19/93	01	09:12	0001	5002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42043
IDENTIF. & REFERENCE

93 JUL 19 AM 9[illegible]2
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 675399