STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF December 14 **19**93.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 1994

(AFFIX SEAL)

WELDON B. WHITE, JR. NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Weldon B. White, Jr. 511 Union Street, Suite 900, Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale P. Schneider and Carole A. Schneider	Same	Map 106-12, Parcel 1
317 Wilhagen Road		
Nashville, Tenn. 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, T.W.A. DEVELOPMENT CO., A TENNESSEE LIMITED PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DALE P. SCHNEIDER AND WIFE, CAROLE A. SCHNEIDER, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING part of lot No. 24 on the resubdivision of lots 24 and 25, plan of Murfreesboro Road Industrial Subdivision, Section I, as of record in Book 4350, page 83, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at a point in westerly margin of Wilhagen Road, at the northeast corner of Lot No. 24; thence with the margin of said road, South 16 degrees 01' West 97.5 feet to a point, 2 1/2 feet North of the common corner of Lots 24 and 25; thence North 73 degrees 59' West, parallel to and 2 1/2 feet north of the dividing line between lots 24 and 25, 240 feet to a point; thence South 16 degrees 01' West 102 1/2 feet to the southwest corner of Lot No. 25; thence with the southerly line of Lot No. 24, North 73 degrees 59' West 180 feet to a point in a drain; thence with the same, North 34 degrees 01' East 210.29 feet to the northwest corner of Lot No. 24; thence with the northerly line of Lot No. 24, South 73 degrees 59' East 355 feet to the point of beginning.

BEING the same property conveyed to T.W.A. Development Co., a Tennessee Limited Partnership by deed of record in Book 5928, page 16, said Register's Office.

This property is subject to all matters shown on the Plan of record in Book 4350, Page 83; Easement for Ingress and Egress of record in Book 4405, Page 279; Sanitary Sewer Easement of record in Book 3529, Page 494; and Public Utility and Drainage Easement of record in Book 3106, Page 119 said Register's Office.

This is improved property, known as 317 Wilhagen Road, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever: and Grantor so covenants with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out: and Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the said GRANTEE, his 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.

Witness my hand this 14th day of December, 1993.

T.W.A. DEVELOPMENT CO., by its sole general partner, TED WYNNE & ASSOCIATES, INC.

By: Ted E. Wynne
Ted E. Wynne
its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, [illegible] of the state and county mentioned, personally appeared Ted E. Wynne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Ted E. Wynne & Associates, Inc., the sole general partner of T.W.A. Development Co., the within named bargainor, a Tennessee limited partnership, and that he as such general partner, executed the foregoing instrument by the said individual.

Witness my hand and seal, at office in Davidson County, this [illegible] day of [illegible]

[illegible]
Notary Public

My commission expires [illegible]

96735
IDENTIFICATION REFERENCE

93 DEC 14 PM 3:06
FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

4027 12/14 0101 03CHECK 1230.00

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

RECEIVED OF _____

FOR _____

BOOK 9186 PAGE 546

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
			CANT	
			330000.00	
			CON TX 1221.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1230.00	
			CHECK 1230.00	
12/14/93	01	15:07 0001 4027		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96735
IDENTIF. & REFERENCE

93 DEC 14 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734028