File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
James L. Schwager and Raymunda Schwager
1445 Market Square
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 149-3
PARCEL 97
2DX-01913

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Title Escrow Inc., Profit Sharing for the benefit of Harold Reeves hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Schwager and wife, Raymunda Schwager, as tenants by the entirety, 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 Lot No. 18-A, on the Zone Lot Division of of Lots 16, 17 and 18, Plan of Edge-O-Lake Villa, of record in Plat Book 6900, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves, by deed from Gene W. Floyd, Trustee of record in Book 8966, Page 69 and as re-recorded in Book 8981, Page 613, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449; By-Laws and Articles of Incorporation of record in Book 6661, Page 377 et seq, and such easements and setback lines of record in Plat Book 6900, Page 605, said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2408 Scott Valley Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Schwager and wife, Raymunda Schwager, their heirs and assigns, forever; and we, Title Escrow Inc., Profit Sharing for the benefit of Harold Reeves 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 successors 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of March, 1994.

Title Escrow Inc., Profit Sharing for the benefit of Harold Reeves

Harold Reeves Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves Trustee as Trustee of Title Escrow Inc., Profit Sharing for the benefit of Harold Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he 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 and official seal at Nashville, Tennessee, this the 17th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

29282

IDENTIFICATION REFERENCE

94 MAR 18 AM 10:36

FELIX E. DELAPORTE REGISTER
DAVIDSON COUNTY, TN.

3397 03/18 0101 03CHECK 138.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9283 PAGE 102

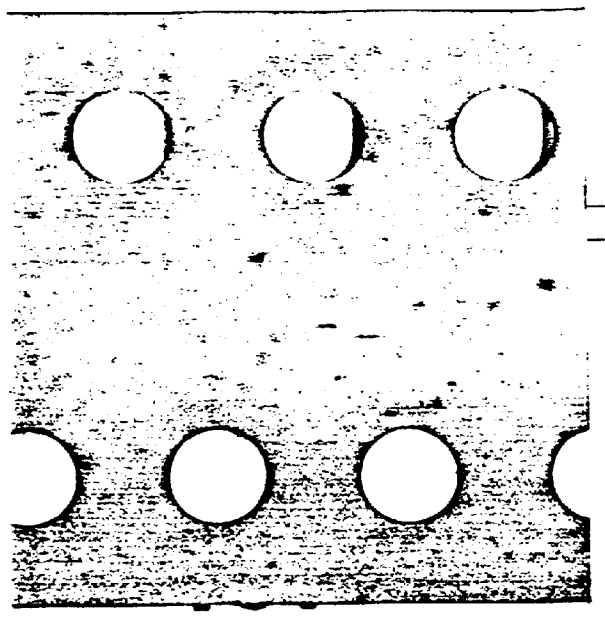
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

03/13/94 01 10:36 0001 3399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



29282

IDENTIFICATION REFERENCE

94 MAR 18 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 768747