This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Elvie C. Foster and Kevin Brons
913 Moleah Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Midland Mortgage Company
P.O. Box 26648
Oklahoma City, OK 73126

MAP AND PARCEL:
MAP 86-7 A
PARCEL 38

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, James L. Schwager and wife, Raymunda Schwager hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elvie C. Foster and Kevin Brons, both unmarried, as joint tenants with right of survivorship, 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. 38, on the Plan of Bret Ridge, of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James L. Schwager and wife, Raymunda Schwager, by deed from Stanley Bunton and wife, Sherry L. Bunton of record in Book 7897, Page 199, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Midland Mortgage Company of record in Book 7316, Page 457, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 7030, Page 527, and Book 7047, Page 171, and such easements and setback lines of record in Plat Book 6900, Page 121, said Register's Office.

This is improved property known as 913 Moleah Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elvie C. Foster and Kevin Brons, both unmarried, their heirs and assigns, forever; and we, James L. Schwager and wife, Raymunda Schwager 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 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 our hands this the 31st day of March, 1994.

James L. Schwager

Raymunda Schwager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Schwager and wife, Raymunda Schwager 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st 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 $ 83,001.98.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

8879 04/04 0101 03CHECK 316.11

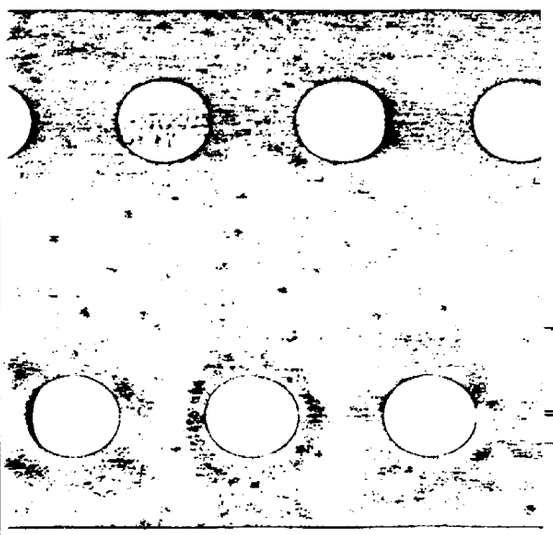
94 APR -4 PM 12:30

REGISTER
DAVIDSON COUNTY, TN.

34205

IDENTIFICATION REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 9298 PAGE 156

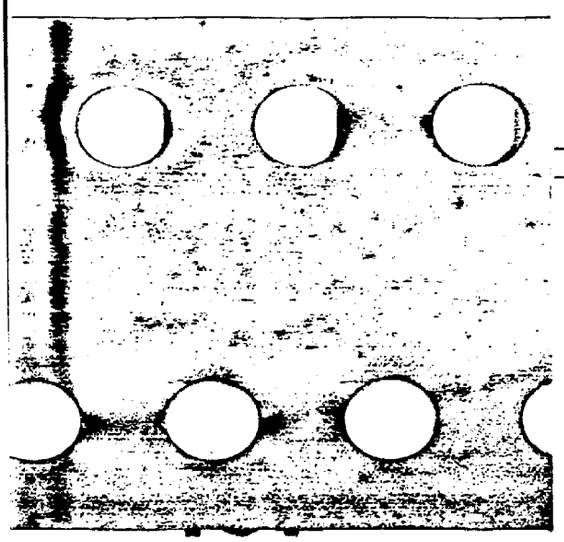
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83001.98
CON TX 307.11
PRFEE 1.00
WDEED 8.00
TOTAL 316.11
CHECK 316.11

04/04/94 01 12:31 0001 8879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34285
IDENTIFICATION REFERENCE

94 APR -4 PM 12:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 774140