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:
James L. Schwager and Raymunda Schwager
1445 Market Square
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington, MI 48334-3357

MAP AND PARCEL:
MAP 86-7
PARCEL 155

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, I, Elvie C. Foster, ummarried hereinafter called the Grantor, 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. 223 on the Final P.U.D. Plan, Phase 5B, Revised, Jackson's Retreat, of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elvie C. Foster, by deed from James L. Schwager and wife, Raymunda Schwager of record in Book 8374, Page 433, 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 Source One Mortgage Corporation of record in Book 7752, Page 417, 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 and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines of record in Plat Book 6250, Page 905, and restrictive covenants of record in said Register's Office.

This is improved property known as 1445 Market Square, 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 James L. Schwager and wife, Raymunda Schwager, their heirs and assigns, forever; and I, Elvie C. Foster, ummarried do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 31st day of March, 1994.

Elvie C. Foster

Elvie C. Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elvie C. Foster, ummarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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.

Jane W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3880 04/04 0101 03CHECK 134.93

The actual value or consideration, whichever is greater, for this transfer is $ 34,034.76.

James L. Schwarz
AFFIANT

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

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

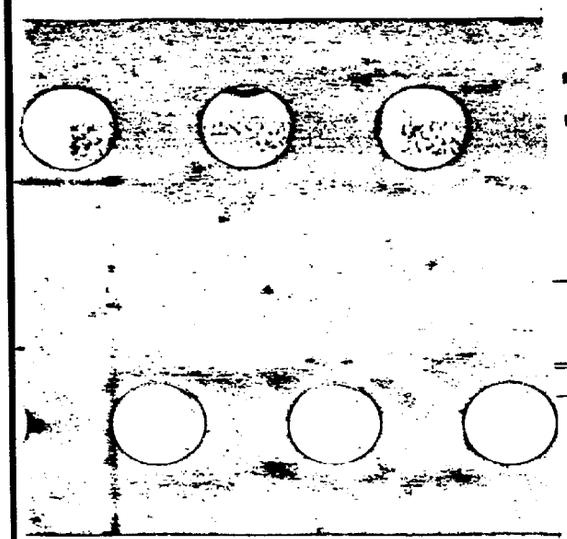
34206

IDENTIFICATION REFERENCE

94 APR -4 PM 12:31

REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 9298 PAGE 159

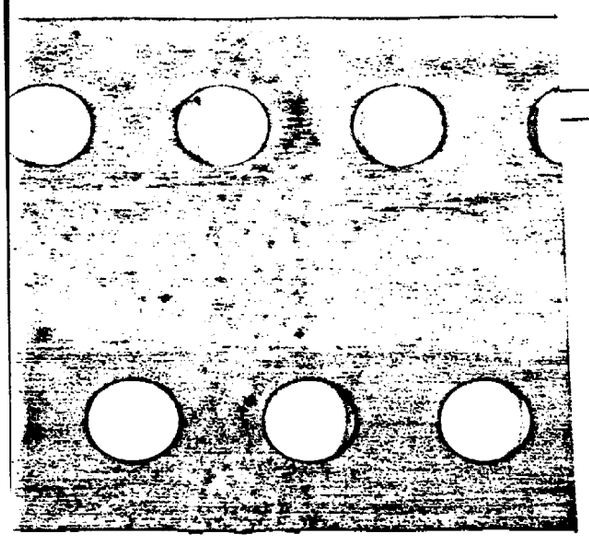
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	34034.76
CON TX	125.93
PRFEE	1.00
WDEED	8.00
TOTAL	134.93
CHECK	134.93

04/06/94 01 12:32 0001 0000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34286
IDENTIFICATION REFERENCE

94 APR -4 PM 12:31

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

No. 774141