BOOK 9330 PAGE 492

61780

IDENTIF. # REFERENCE

94 JUN 16 PM 3:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
SAMUEL L. HICKS EVELYN M. JOHNSON 729 KENT ROAD NASHVILLE, TENNESSEE 37214	PNC Mortgage Servicing P.O. BOX 37750 LOUISVLLE, KENTUCKY 40233	Map # 96-9A Parcel # 729CO

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DEBORAH G. SCHUMANN, UNMARRIED** (herein "Grantor"), do hereby transfer and convey unto **SAMUEL L. HICKS, UNMARRIED, and EVELYN M. JOHNSON, UNMARRIED** (herein "Grantees"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-729 on the Plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Deborah G. Schumann, unmarried by deed from the Kent Development Corporation, of record in Book 7808, Page 216, Register's Office for Davidson County, Tennessee.

This land is improved property known as **729 KENT ROAD, NASHVILLE, TENNESSEE 37214**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantees, their heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantees that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for the year 1994 which are assumed by the Grantees.

2. Declarations of Covenants, Conditions, and Restrictions of record in Book 6715, Page 96, Book 6783, Page 205, and Book 6845, Page 515, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Emery Place Condominiums of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record in Book 6342, Page 521, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6623, Page 109, Register's Office for Davidson County, Tennessee.

6. Deed of Trust of record in Book 8613, Page 499, Register's Office for Davidson County, Tennessee, currently held by PNC Mortgage Servicing with an unpaid principal balance of $69,265.09, which is assumed by the Grantees.

Except as set forth above, the undersigned Grantor does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned has executed this instrument this 16th day of June, 1994

Deborah G. Schumann
by Larry R. Williams, attorney in fact
DEBORAH G. SCHUMANN

ATTORNEY IN FACT

BOOK 9380 PAGE 493

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, personally appeared Larry R. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah G. Schumann, and acknowledged that he/she executed the same as the free act and deed of said DEBORAH G. SCHUMANN.

Witness my hand, at office, this 16th day of June, 1994.

Elizabeth L. Bilyard
Notary Public
My Commission Expires: 11/23/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $ 72,265.09.

Samuel L Hicks
Samuel L. Hicks

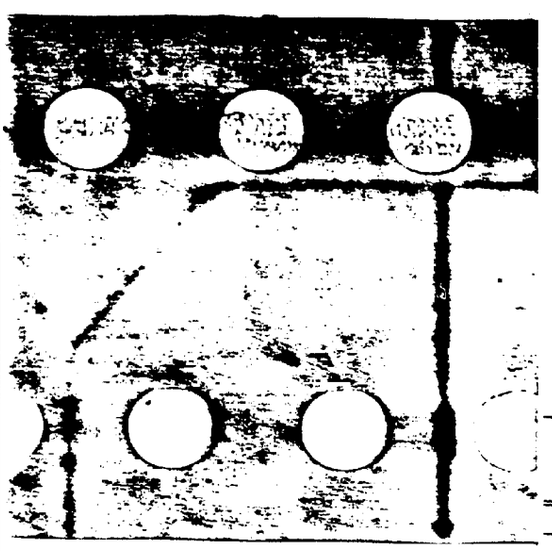
Sworn to and subscribed before me this 16th day of June, 1994.

Elizabeth L. Bilyard
NOTARY PUBLIC
My Commission Expires: 11/23/97

6BP0 06/16 0101 03CHECK 276.51

WD-W&S.DOC
File No. 1428

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.



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

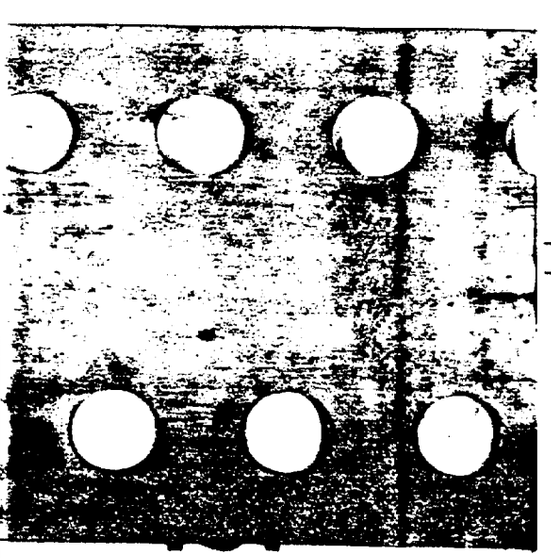
RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 494

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 72265.09
CON TX 267.51
PRFEE 1.00
WDEED 8.00
TOTAL 276.51
CHECK 276.51

06/16/94 01 15:33 0001 6880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61780
IDENTIF. ↑ REFERENCE

94 JUN 16 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803619