File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9414 PAGE 53

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

9442 07/21 0101 03CHECK 1027.24

#12625

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN D. SCHWALB	LEADER FEDERAL BANK FOR SAVINGS	Map 131-6-C
(NAME)	(NAME)	
66 Ravenwood Hills Circle	P.O. Box 2926	Parcel 71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	FB 7DA92645
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MONICA B. VINES, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. SCHWALB AND WIFE, ALLISON S. SCHWALB

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of (Revised) Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, page 363, amended in Book 7451, page 43 and in Book 7147, page 421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan D. Vines and wife, Monica B. Vines by deed from Radnor Homes Incorporated of record in Book 8176, page 729, said Register's Office. Alan D. Vines has since conveyed his interest in said property to Monica B. Vines by Quitclaim Deed of record in Book 9144, page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6326, page 588, Book 7071, page 460, amended in Book 7146, page 183, Book 6517, page 522, amended in Book 6778, page 536; (3) Charter of record in Book 7189, page 67, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1; (4) Easements of record in Book 3702, page 250; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 363, amended in Book 7451, page 43, and in Book 7147, page 421, said Register's Office.

Alan D. Vines, spouse of Monica B. Vines, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Monica B. Vines.

94 JUL 21 PM 1:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

This is unimproved ( ) improved (X) property, known as 66 Ravenwood Hills Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of July, 19 94

Monica B. Vines
MONICA B. VINES

Alan D. Vines
ALAN D. VINES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9414 PAGE 54

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

MONICA B. VINES AND HUSBAND, ALAN D. VINES

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of July, 19 94.

My commission expires 1-22-95 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,220.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 94

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

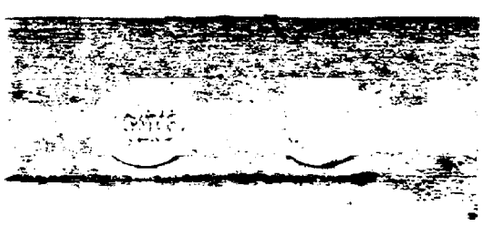
MONICA B. VINES

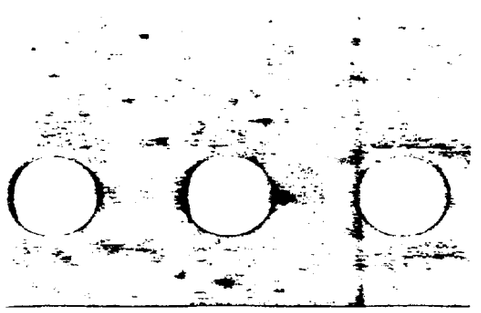
TO

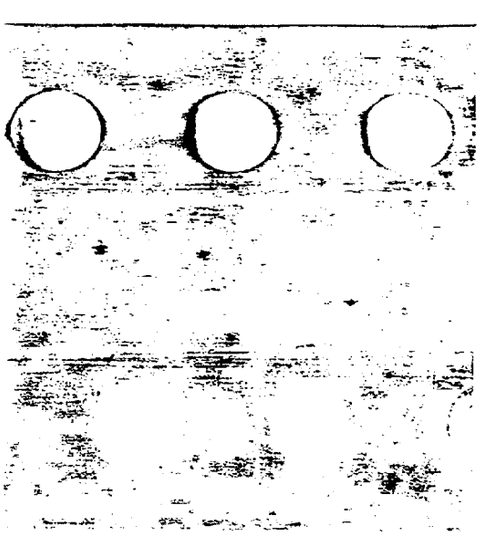
JOHN D. SCHWALB AND WIFE,
ALLISON S. SCHWALB

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926







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

RECEIVED OF _____

FOR _____

BOOK 9414 PAGE 55

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

MAMT
275220.00
ERR CO
MAMT
275220.00=
CAMT
275220.00
CON TX 1018.24
PRFEE 1.00
WDEED 8.00
TOTAL 1027.24
CHECK 1027.24
07/21/94 01 13:27 0001 9442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73409.
IDENTIF. # REFERENCE

94 JUL 21 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 816018