File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9763 PG 987

#13303

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BARBARA F. SCHUBERT (NAME)	LANKFORD MORTGAGE, INC. (NAME)	128-13-A
120 Westfield Drive (STREET ADDRESS OR ROUTE NUMBER)	214 SOUTH MARGIN STREET (STREET ADDRESS)	120
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	FRANKLIN, TENNESSEE 37064 (CITY) (STATE) (ZIP)	9D79455

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, TERESA T. WALLACE, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA F. SCHUBERT, unmarried

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 Unit No. 120, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by Master Deed, of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa T. Wallace by deed from Eileen R. Kleinfelter, unmarried of record in Book 8432, page 688, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6551, page 988, Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 & in Book 7271, page 256; (3) Charter of record in Book 6746, page 677; (4) Easements of record in Book 7803, page 694, Book 6551, page 981, Book 4851, page 918; (5) All matters appearing on the Plan of record in Plat Book 6250, page 748, said Register's Office.

Robert E. Grohovsky, spouse of Teresa T. Wallace, 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 Teresa T. Wallace.

3093 08/16 0101 03CHECK 279.10

unimproved ( )
This is improved (XX) property, known as 120 Westfield Drive, Nashville, Tennessee 37221

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 11th day of August, 19 95

Teresa T. Wallace by Robert E. Grohovski by

TERESA T. WALLACE BY: Claudette Smith, Attorney-in Fact by Power of Attorney recorded simultaneously herewith — Claudette Smith, Attorney-in-fact

ROBERT E. GROHOVSKY BY: Claudette Smith, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith — Claudette Smith, Attorney-in-fact

BOOK 9763 PG 988

STATE OF TENNESSEE

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDETTE SMITH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said TERESA T. WALLACE AND HUSBAND, ROBERT E. GROHOVSKY and is authorized by the said TERESA T. WALLACE AND HUSBAND, ROBERT E. GROHOVSKY to exeucte the instrument on their behalf.

Witness my hand, at Office, this 11th day of August, 1995.

Karen Ford Harlin
NOTARY PUBLIC

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Barbara F. Schubert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1995

MY COMMISSION EXPIRES: 5/23/98 (AFFIX SEAL)

Karen Ford Harlin
Notary Public

RECEIVED FOR RECORD AUG 15 9 AM 56
REGISTER

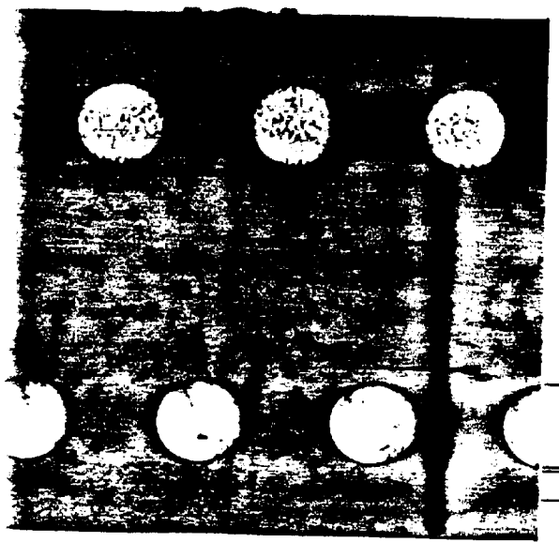
IDENTIFICATION REFERENCE 0090085

WARRANTY DEED

FROM TERESA T. WALLACE

TO BARBARA F. SCHUBERT

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

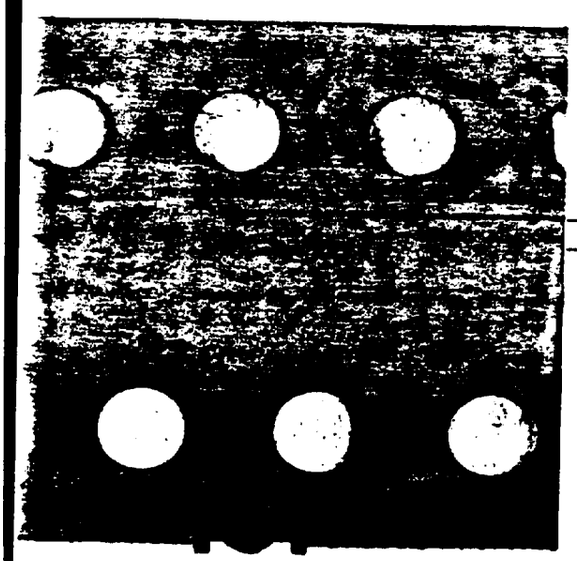
RECEIVED OF _____

FOR _____

BOOK 9763 PG 989

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

08/16/95 01 10:18 0001 3093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090085
IDENTIF. ▲ REFERENCE

95 AUG 16 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942070