WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,128.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Patrick Wilson	First Nationwide Mortgage Corporation	64-13-A
(NAME)	(NAME)	
636 Hardin Shire Drive	P. O. Box 9481, Dept. 0253	31
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Gaithersburg, MD 20898-9481	4D92442
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sandra K. Moutray and husband Barry L. Schwab

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christian Patrick Wilson and wife, Seanne Gynean Wilson

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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Villages of southfork of record in Plat Book 6900, Page 482, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra K. Moutray by deed of record in Book 9163, Page 38, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Park Avenue Mortgage Company, Inc. of record in Book 7907, Page 245, said Register's Office with a present unpaid balance of approximately $72,128.88, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of Sandra K. Moutray and Barry L. Schwab by Joseph Duke Sutherland as their Attorney-In-Fact pursuant to recorded Power

unimproved ( )
This is improved (XX) property, known as 636 Hardin Shire Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of August 1995

Sandra K. Moutray, Sandra K. Moutray
By: Joseph Duke Sutherland
Joseph Duke Sutherland, Attorney-in-fact

Barry L. Schwab
By: Joseph Duke Sutherland
Joseph Duke Sutherland, Attorney-in-fact

DCTN01WC

BOOK 9765 PG 837

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Sandra K. Moutray and husband Barry L. Schwab

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 11th day of August 19 95

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Continuation of Legal Description:

of Attorney of record in 9765, Page 835, in the Register's Office for Davidson County, Tennessee.

Barry L. Schwab joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this August 14, 1995 before me personally appeared Joseph Duke Sutherland, the person who executed the foregoing instrument on behalf of Sandra K. Moutray and Barry L. Schwab, and acknowledged that he executed the same as the free act and deed of the said Sandra K. Moutray and Barry L. Schwab, through Power of Attorney granted him by the said Sandra K. Moutray and Barry L. Schwab.

Notary Public

Commission Expires: 10-9-95

NOTARY PUBLIC STATE OF TENNESSEE LORI HOLLOWAY AT LARGE

IDENTIF. ↑ REFERENCE 0090611

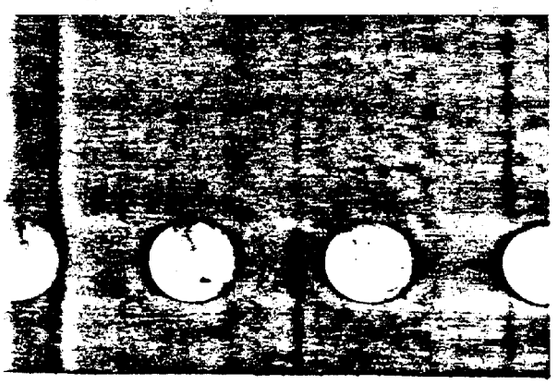
95 AUG 17 PM 1:06 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

3676 08/17 0101 03CHECK

338.67

DCTN01WC

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



RECEIVED OF _____

FOR _____

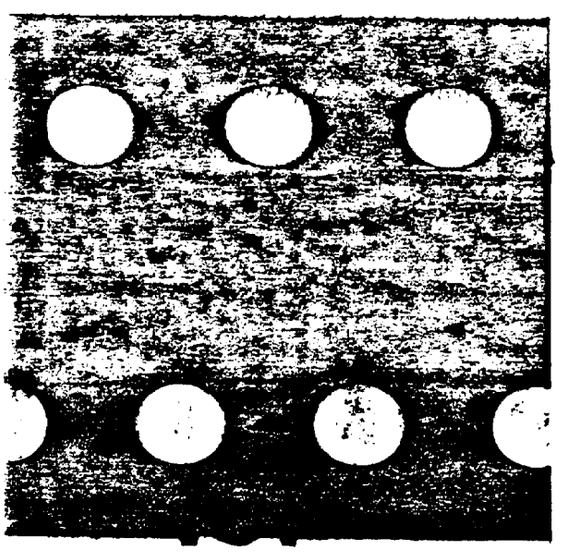
BOOK 9765 PG 833

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	89128.88
CON TX	329.67
PRFEE	1.00
WDEED	8.00
TOTAL	338.67
CHECK	338.67

08/17/95 01 13:06 0001 3676



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00906111 IDENTIF. ↑ REFERENCE

95 AUG 17 PM 1:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942649