This instrument prepared by
HOOPER & HOOPER
109 Westpark Drive, Suite 410
Brentwood, TN 37027

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Margaret A. Schneider 914 Todd Preis Drive Nashville, TN 37221	Same	142-5D #8 9D-65422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, Margaret A. Schneider, individually and as Trustee for and guardian of Sierra Schneider-Williams, a minor, and Logan Schneider-Williams, a minor, Mary Catherine Schneider, individually and as Trustee for and guardian of Christian Knaak, a minor, and Frederick John Schneider, individually and as Trustee for and guardian of Meridee Schneider, a minor, Megan Schneider, a minor and Cayla Schneider, a minor, hereinafter called the "Grantors", have this day bargained and sold, and by these presents do transfer and convey unto Margaret A. Schneider, an unmarried woman, hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. A-408, together with the Carport designated No. A-408-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, coowners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to LaVoy H. Schneider and wife, Dorothy B. Schneider by deed from S. Norris Johnson, unmarried, of record in Book 5493, page 89, said Register's Office. The said LaVoy H. Schneider having since died, and the said Dorothy B. Schneider subsequently having died, with title passing pursuant to her Last Will and Testament, filed in Will Book 191, page 367, Probate Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantors further covenant and bind themselves, their successors and assigns, to warrant forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Brenda M. Schneider joins in this deed as the wife of Frederick John Schneider for the purpose of conveying any right, title and interest she might have in the property.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 14th day of August, 1995.

GRANTORS:

Margaret A. Schneider
Margaret A. Schneider, Individually

Margaret A. Schneider, Trustee
Margaret A. Schneider, as Trustee for and guardian of Sierra Schneider-Williams, a minor, and Logan Schneider-Williams, a minor

Mary C. Schneider
Mary C. Schneider, Individually

Mary C. Schneider, Trustee
Mary C. Schneider, as Trustee for and guardian of Christian Knaak, a minor

Frederick John Schneider
Frederick John Schneider, Individually

Frederick John Schneider TRUSTEE
Frederick John Schneider, as Trustee for and guardian of Meridee Schneider, a minor, Megan Schneider, a minor, and Cayla Schneider, a minor

Brenda M. Schneider
Brenda M. Schneider

0092182
IDENTIF. & REFERENCE
95 AUG 23 AM 9:17
FELIX ... REGISTER
DAVI... COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Rae Lee Anglin, a Notary Public in and for the aforesaid county and state, Margaret A. Schneider with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 14th day of August, 1995.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 3-14-99

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Rae Lee Anglin, a Notary Public in and for the aforesaid county and state, Mary C. Schneider with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 14th day of August, 1995.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 3-14-99

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Rae Lee Anglin, a Notary Public in and for the aforesaid county and state, Frederick John Schneider with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 14th day of August, 1995

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 3-14-99

3417 08-13 0101 03CHECK 291.54

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Rae Lee Anglin, a Notary Public in and for the aforesaid county and state, Brenda M. Schneider with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 14th day of August, 1995.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 3-16-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,205.00.

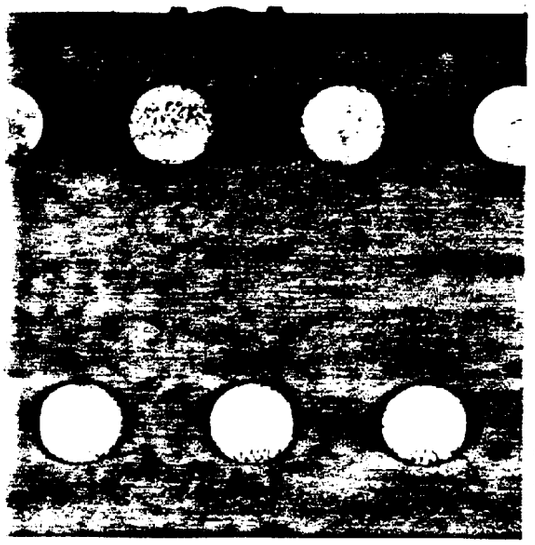
Margaret A. Schneider
Affiant

Subscribed and sworn to before me, this the 14th day of August 1995.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 3-16-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

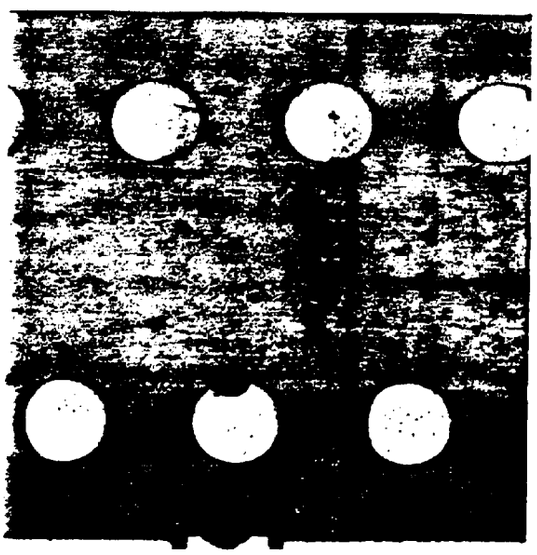
RECEIVED OF _____

FOR _____

BOOK 9770 PG 622

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	74205.00
CON TX	274.54
PRFEE	1.00
MDEED	16.00
TOTAL	291.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 291.54

08/23/95 01 09:18 0001 5417

0092182
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 9:17

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

No. 944365