Box 44 **THIS INSTRUMENT PREPARED BY:** **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $242,000.00. David N. Schweitzer **Affiant** Subscribed and sworn to before me, this 23 day of August, 1995. Wesley D. Turner Notary Public My Commission Expires:

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number:
David N. Schweitzer and wife, Sheila H. Schweitzer 1233 Jefferson Davis ~~Court~~ Drive ~~Nashville~~, TN 37027 To Jefferson	SunTrust Mortgage, Inc. P. O. Box 100100 Atlanta, GA 30348	145-14-40 FA 23766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM W. CLAYPOOL, JR., Executor of the Estate of W. W. Claypool, Sr., of record in Will Book 193, page 625, Probate Court Clerk's Office for Davidson County, Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID N. SCHWEITZER AND WIFE, SHEILA H. SCHWEITZER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Tyne Valley Estates, Section 10, of record in Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 185 feet on the southerly side of Jefferson Davis Court and extends back 367.1 feet on the westerly line and 301.43 feet on the easterly line to a dead line, measuring 196.54 feet thereon.

Being the same property conveyed to W. W. Claypool, Sr., by Executor's Quitclaim Deed from the Estate of Martha High Claypool, deceased, of record in Book 9107, page 171, Register's Office for Davidson County, Tennessee; the said W. W. Claypool, Sr., having since died and his will of record in Will Book 193, page 625, Probate Court Clerk's Office for Davidson County, Tennessee, expressly provides in Section B of Item IV: "Any real property I own at

my death is to be part of my probate estate and treated as forming part of my personal estate for purposes of administration."

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4173, page 193, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3700, page 136, Register's Office for said County.

This is improved property known as 1233 Jefferson Davis ~~Ct.~~ Dr. Brentwood, ~~Nashville~~, TN 37027 ~~37207~~.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs, successors and assigns, 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 person whomsoever.

WITNESS my hand this 23 day of August, 1995.

William W. Claypool, Jr.

W. W. Claypool, Jr., Executor of the Estate of W. W. Claypool, Sr., of record in Will Book 193, page 625, Probate Court Clerk's Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. W. CLAYPOOL, JR., EXECUTOR,** the within named bargainor, 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, this 23 day of August, 1995.

Wesley D. Turner

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

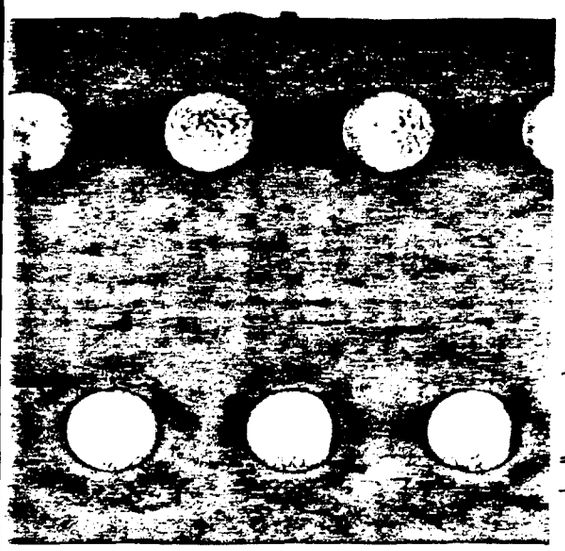
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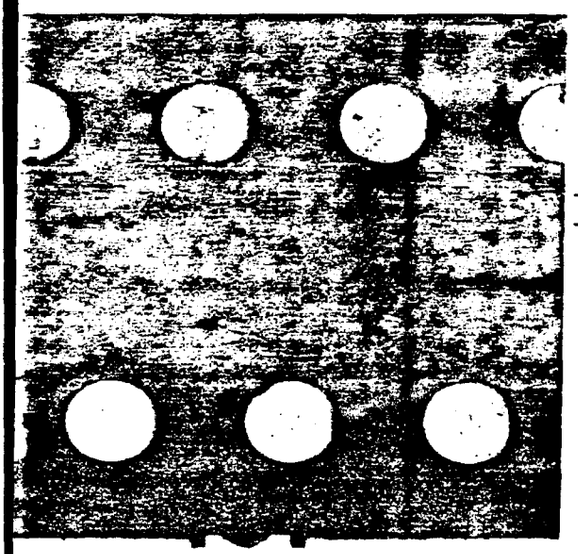
IDENTIFICATION REFERENCE

95 AUG 24 AM 11:12

REGISTER DAVIDSON COUNTY

RECEIPT 38450 24 AUG 95 10:47 TAX 904.10





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

RECEIVED OF _____

FOR _____

BOOK 9772 PG 390

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	
	242000.00
CON TX	895.40
PRFEE	1.00
WDEED	8.00
TOTAL	904.40
CHECK	904.40

08/24/95 01 11:13 0001 6094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092790
IDENTIF. ↑ REFERENCE

95 AUG 24 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 345035