FORM NO WD-1

Return To:
BANKERS TITLE & ESCROW CORPORATION
[illegible] West End Avenue #Floor 4
[illegible] TENNESSEE 37203
[illegible] 5900

10094-530

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE 19 96

Notary Public

MY COMMISSION EXPIRES: 7-7-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SCOTT D. HERNANDEZ | SUNBELT NATIONAL MORTGAGE | 149-5-A-204 |
| (NAME) | C/O FTB MORTGAGE SERVICES (NAME) | |
| 204 Pepper Ridge Circle | 8001 CENTRAL EXPRESSWAY | 2DU 70844 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | DALLAS, TX 75247 | |
| (CITY) (STATE) (PO 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, WE I, ERIC M. SCHWARTZ, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT D. HERNANDEZ, a [illegible]

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:

BEING Unit 204, Phase Three, Pepper Ridge Condominiums, as recorded in Book 7900, Page 42, as corrected in Book 8163, Page 839, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Eric M. Schwartz, Unmarried, by Warranty Deed from Rockie E. Rodgers and wife, Cynthia F. Rodgers, of record in Book 9707, page 300, Register's Office for Davidson County, Tennessee.

0195336
IDENTIF. & REFERENCE

96 JUN 21 PM 12:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 204 Pepper Ridge Circle, Antioch, Tennessee 37013
(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 my hand this 17th day of June, 19 96

Eric M. Schwartz by Judy Kilcrease Martin attorney in fact
ERIC M. SCHWARTZ

6694 531

STATE OF TENNESSEE }
Davidson County }

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

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

6319 06/[illegible] 0101 03CHECK 401.20

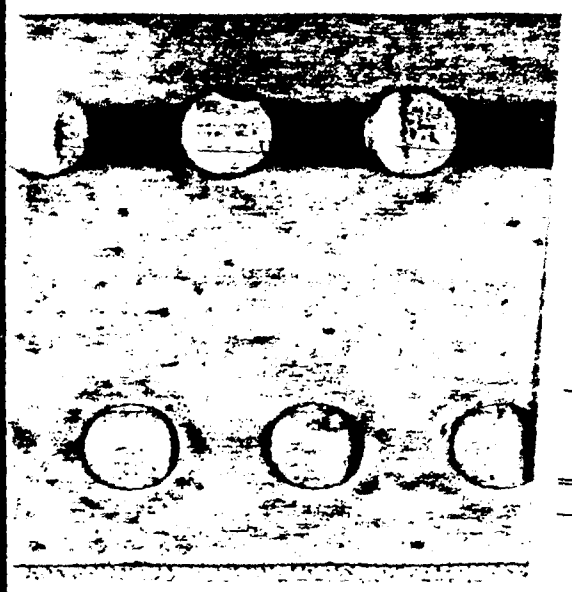
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

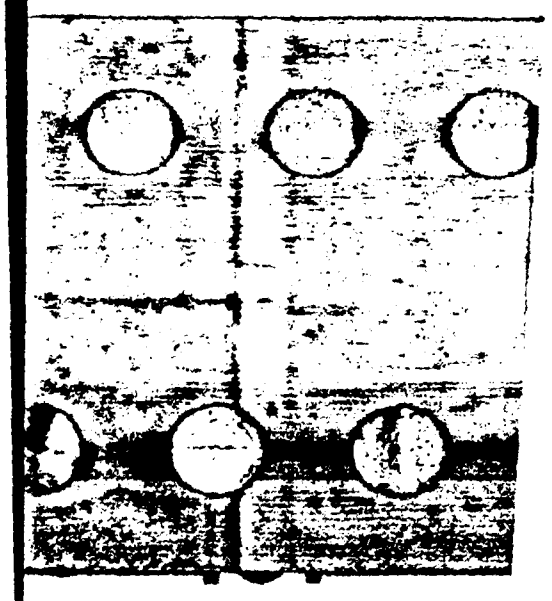
On this the 17th day of June, 1996, before me personally appeared JUDY KILLEIS MARTIN, to be known to be the person who executed the foregoing instrument in behalf of ERIC M. SCHWARTZ, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said ERIC M. SCHWARTZ, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 5-5-99





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

RECEIVED OF _____

FOR _____

BOOK 10094 PG 532

| | | |
|---|---|---|
| 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 | |
| | | | 106000.00 | |
| | | | CON TX | 392.20 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 401.20 |
| 06/21/96 | 01 | 12:47 0001 | CHECK | 401.20 |
| | | 6319 | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195336
IDENTIF. & REFERENCE

96 JUN 21 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054104