File Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 10240 PG 35

ADDRESS NEW OWNER:
Christopher M. Schwerdt and Bonnye P. Schwerdt
2513 Park Green Lane
Old Hickory, TN 37138

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Principal Residential Mortgage, Inc.
711 High Street
Des Moines, IA 50392-0720

MAP AND PARCEL:
MAP 53-6B
PARCEL 41
4D94200

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Timothy C. Knight and wife, Sara H. Knight, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher M. Schwerdt and Bonnye P. Schwerdt, his wife, as tenants by the entirety , 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 Lot 238, Phase 4A, Waterford, of record in Book 7900, Page 596, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy C. Knight and Sara H. Jordan, both unmarried, by deed from Larry Powell of record in Book 9372, Page 141, Register's Office for Davidson County, Tennessee.

Sara H. Jordan and Sara H. Knight is one in the same person.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7463, Page 294; modified in Book 8694, Page 216; restated in Book 8699, Page 462; and annexed in Book 9081, Page 63; By-Laws of record in Book 8715, Page 583; Charter in Book 8711, Page 701; and Quitclaim Deed conveying common area in Book 8715, Page 590, Register's Office, Davidson County, Tennessee. This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Book 7900, Page 596, said Register's Office.

This is improved property known as 2513 Park Green Lane, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher M. Schwerdt and Bonnye P. Schwerdt, his wife, their heirs and assigns, forever; and we, Timothy C. Knight and wife, Sara H. Knight 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of October, 1996.

Timothy C. Knight

Sara H. Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy C. Knight and wife, Sara H. Knight the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 120,500.00.

AFFIANT

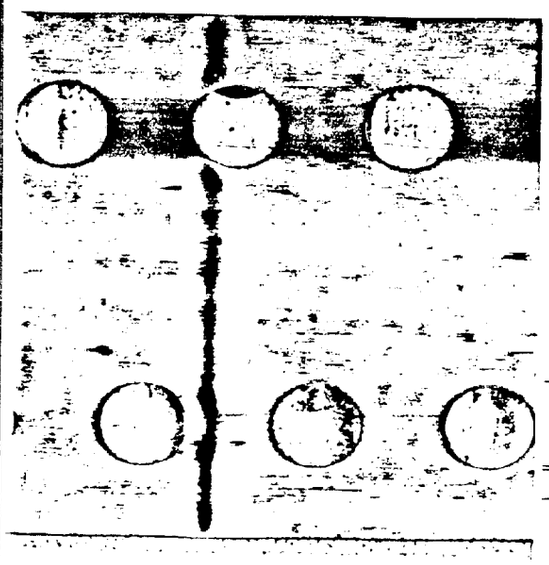
Subscribed and sworn to before me this 25th day of October, 1996.

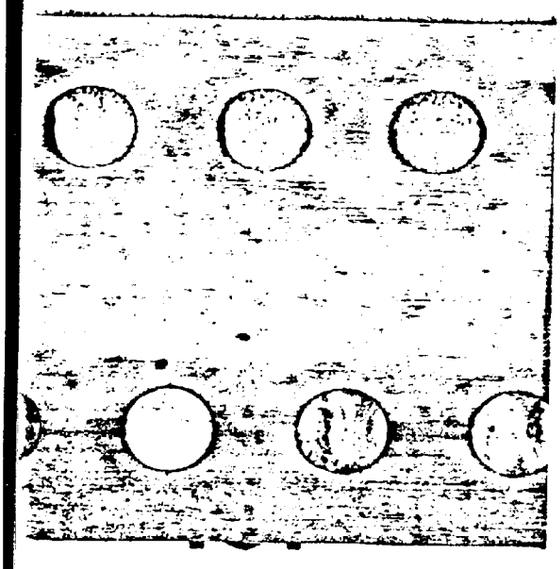
NOTARY PUBLIC
My Commission Expires: 11/3/96

0240987
IDENTIFICATION

96 OCT 29 AM 9:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 454.35





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

RECEIVED OF _____

FOR _____

BOOK 10240 PG 37

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CHRT
120500.00
DON TX 445.85
PRFEE 1.00
WIEED 8.00
TOTAL 454.85
CHECK 454.85

10/27/96 01 09:56 0001 5283

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0240987
IDENTIF. & REFERENCE

96 OCT 29 AM 9:53

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

Nº 1082239

No [redacted]