PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BK/PG 10243:618

W & I Ref: (cmw) Title No: 38290
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marie C. Calvert 5605 Cedar Ash Crossing Antioch, TN 37013	Union Planters National Bank P.O. Box 3137 Memphis, TN 38173-0137

TAX MAP-PARCEL NUMBERS: 164-13-20 02DX 9543

96 NOV -4 PM 2:34
REGISTER
DAVIDSON COUNTY, TN.

02433273
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy L. Schroeder, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie C. Calvert, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 377 on the plan of Section One-Ashford Crossing of record in Book 7900, page 937, Register's Office for said County.

SAID Lot No. 377 which is a corner lot, fronts 50.27 feet on the westerly margin of Cedar Ash Crossing and fronts 91.57 feet on the northerly margin of Canbrook Crossing, said frontages being joined by a curve having a length of 41.97 feet, and extends back 111.78 feet on the northerly line and 65.66 feet on the westerly line, to a point of intersection.

BEING the same property conveyed to Nancy L. Schroeder by deed from Phillips Builders, Inc., a Tennessee Corporation of record in Book 9953, page 49, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9651, Page 900, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5605 Cedar Ash Crossing, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 1996.

Nancy L. Schroeder

Nancy L. Schroeder

State of Tennessee
County of Davidson

On this 1st day of November, 1996, before me the undersigned authority, personally appeared **Nancy L. Schroeder**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 112000.00

Marie C. Calvert

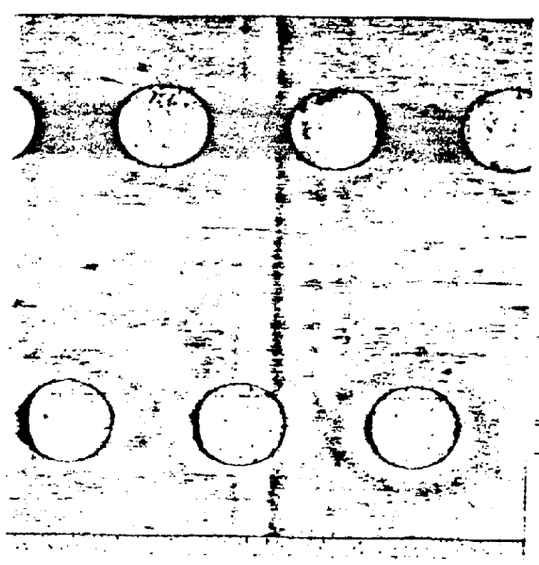
Affiant

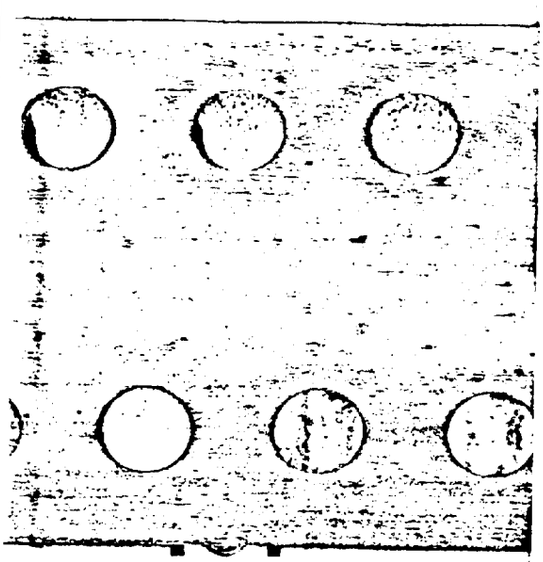
Sworn and subscribed before me on the 1st day of November, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

7725 11/04 0101 03CHECK 423.40





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

RECEIVED OF _____

FOR _____

BOOK 10248 PG 620

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 112000.00
CDN TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

11/04/96 01 14:37 0001 7725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243273
IDENTIF. & REFERENCE

96 NOV -4 PM 2:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1084657