BOX 44

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $618,000.00. Mitchell K Schwaber **Affiant** Subscribed and sworn to before me, this 7th day of March, 1997. Kerry C. Young Notary Public My Commission Expires: Nov. 3, 2000

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mitchell K. Schwaber and wife, Donna K. Schwaber 703 Overton Park Nashville, TN 37215	SunTrust Bank, Nashville, N.A. P. O. Box 100100 Atlanta, GA 30348	117-13B-055.00 7DA 91407

4689 03/10 0101 03 MEG 2295.60

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, **JAMES R. PICKEL, JR. AND WIFE, HADEN H. PICKEL,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MITCHELL K. SCHWABER AND WIFE, DONNA K. SCHWABER,** 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. 703 on the Plan of Phase One of Abbottsford, as of record in Book 6250, pages 419 thru 421, amended in Book 6638, page 376; Book 6755, page 274; Book 6771, page 683, and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Pickel, Jr. and wife, Haden H. Pickel by deed from James W. Ward, Jr., and wife, Susanne J. Ward, of record in Book 9597, page 532, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 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 and Reciprocal Easements contained in instrument of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, pages 419 thru 421, as amended in Book 6638, page 376; Book 6755, page 274; Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6637, page 303, amended and restated in Book 8106, page 1, and further amended in Book 8627, page 254 and in Book 9381, page 876, Register's Office for Davidson County, Tennessee.

5. Dedication of common area to Abbottsford Homeowners Association, Inc., of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.

6. Charter of Incorporation of Abbottsford Homeowners Association, Inc., of record un Book 6548, page 213, Register's Office for Davidson County, Tennessee.

7. Easement for water line of record in Book 1037, page 572 and in Book 1286, page 690, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

This is improved property known as 703 Overton Park, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs 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 7th day of March, 1997.

James R. Pickel, Jr.

Haden H. Pickel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. PICKEL, JR.**, 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 7th day of March, 1997.

Kerry C. Yeun
Notary Public

My Commission Expires: Nov. 2, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

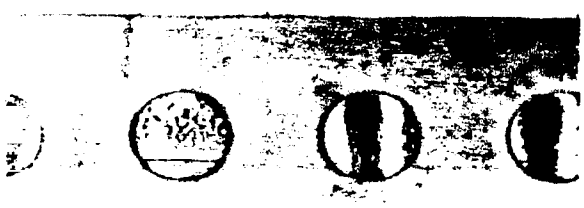
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HADEN H. PICKEL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of March, 1997.

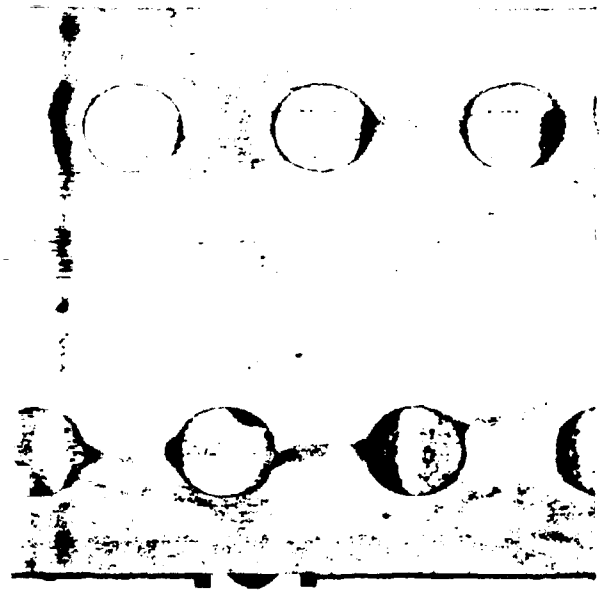
Kerry C. Yeun
Notary Public

My Commission Expires: Nov. 2, 2000

0063918.01







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10375 PG 39

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
618000.00
CON TX 2286.60
PRFEE 1.00
WDEED 12.00
TOTAL 2299.60
CHECK 2299.60

03/10/97 01 15:40 0001 4689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02807L0

IDENTIFICATION

97 MAR 10 PM 3:37

REGISTER
DAVIDSON COUNTY, TN

No. 1125057