File 14527
File Box 9B
(First Title &
Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10400 PG 608

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAURICE J. SCHWEGMAN (NAME)	NEW AMERICA FINANCIAL, INC. (NAME)	Map 83-2
339 Springhouse Circle (STREET ADDRESS OR ROUTE NUMBER)	4840 Roswell Road, C-100 (STREET ADDRESS)	Parcel 326
Franklin, TN 37067 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30342 (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, ROBERT D. SHEMIN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAURICE J. SCHWEGMAN AND WIFE, TERI A. SCHWEGMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greenwood Manor, as of record in Plat Book 3700, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert D. Shemin by deed from Maynard W. Stevens and Frank DePalo of record in Book 8858, Page 655, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3886, page 340 and Book 9205, page 248; (3) Agreement of record in Book 3768, page 506; and (4) All matters appearing on the plan of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee.

Patricia A. Shemin, spouse of Robert D. Shemin, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert D. Shemin.

0289697
IDENTIF. & REFERENCE

97 APR -2 AM 9:49
FELIX Z. PERSONETTI REGISTER
DAVIDSON COUNTY, TN.

4208 04/02 0101 03CHECK 212.50

unimproved ( )
This is improved (XX property, known as 1210 A & B Greenwood Court, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 97.

ROBERT D. SHEMIN

PATRICIA A. SHEMIN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10400 PG 609

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. SHEMIN AND WIFE, PATRICIA A. SHEMIN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of March, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Teri Schwegman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 97.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

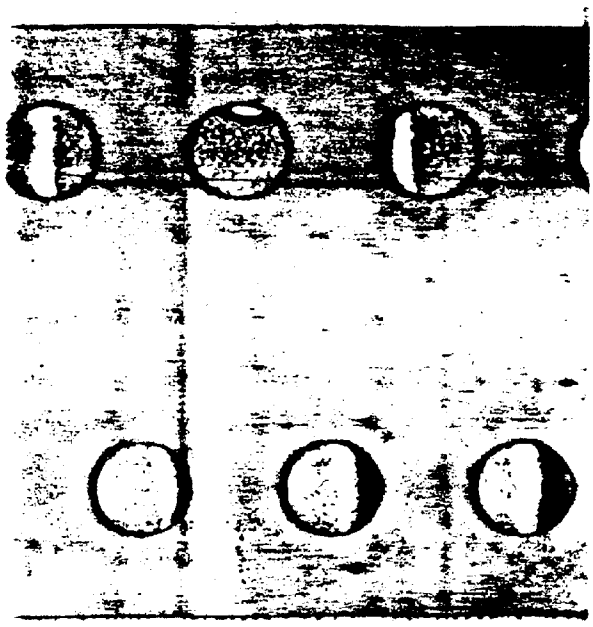
Notary Public

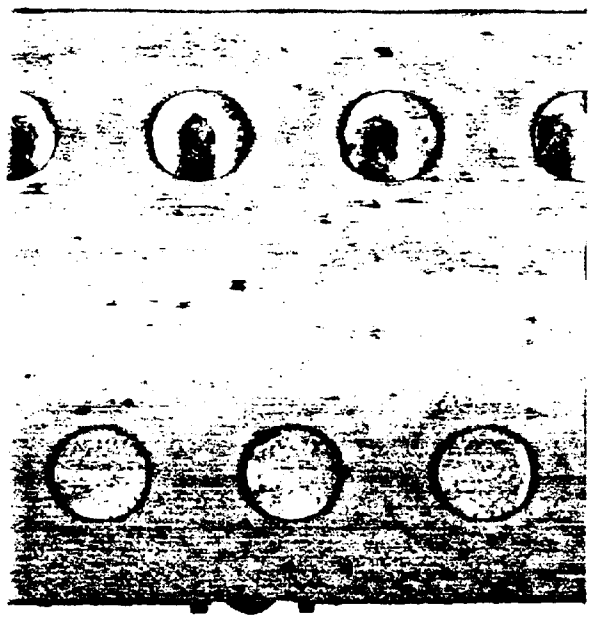
WARRANTY DEED

FROM
ROBERT D. SHEMIN

TO
MAURICE J. SCHWEGMAN AND WIFE,
TERI A. SCHWEGMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite IIC The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10400 PG 610

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

04/02/97 01 09:54 0001 4208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289697
IDENTIF. & REFERENCE

97 APR -2 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1134475