File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

BOOK 10432 PG 171

*THIS INSTRUMENT PREPARED BY*

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

#14537

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MAURICE J. SCHWEGMAN (NAME) | CONSUMER MORTGAGE CORPORATION (NAME) | MAP 83-3 |
| P. O. Box 680652 (STREET ADDRESS OR ROUTE NUMBER) | 213-A Ward Circle (STREET ADDRESS) | PARCEL 300 |
| Franklin, TN 37067-0652 (CITY) (STATE) (P. O. ZIP) | Brentwood, Tennessee 37027 (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. 20 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.

0298903
IDENTIF. & REFERENCE

97 APR 29 AM 10:19
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( XX ) property, known as 2018 Greenwood Circle, 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 23rd day of April, 19 97

ROBERT D. SHEMIN

PATRICIA A. SHEMIN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10432 PG 172

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. SHEMIN AND 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 23rd day of April, 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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 19 97.

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

Notary Public

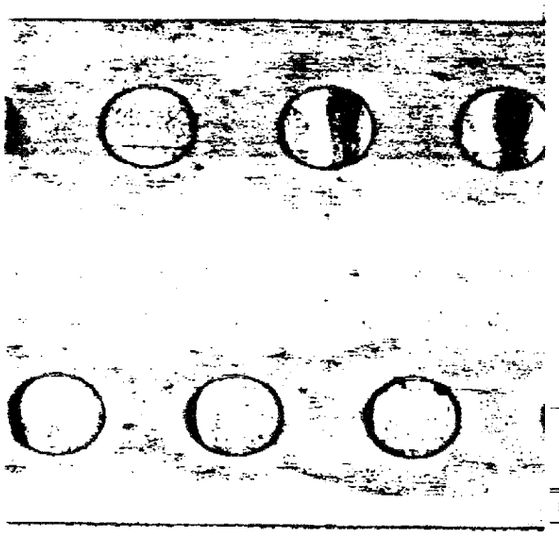
WARRANTY DEED

FROM ROBERT D. SHEMIN

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

4481 04/29 0101 03CHECK 212-50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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

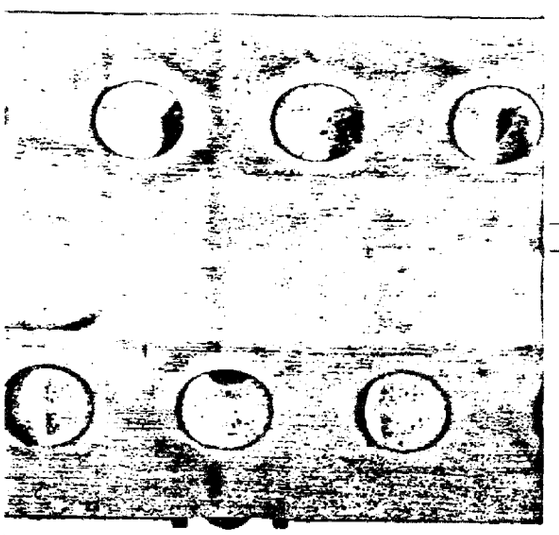
RECEIVED OF _____

FOR _____

BOOK 10432 PG 173

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

04/29/97 01 10:20 0001 4481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298903
IDENTIF. ↑ REFERENCE

97 APR 29 AM 10:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144533