BOX 44

BOOK 10438 PG 473

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley
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 $215,000.00.

Benjamin W. Van Voorhees
Affiant

Subscribed and sworn to before me, this 30 day of April, 1997.

Notary Public

My Commission Expires: 12/28/98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Benjamin W. Van Voorhees and wife, Donica Van Voorhees 209 Woodmont Circle Nashville, TN 37205	NationsBanc Mortgage Corp. 2059 Northlake Parkway Tucker, GA 30084	116-08-063 7DA 09980

97 MAY -1 PM 1:08
REGISTER
DAVIDSON COUNTY, TN.

0300376
IDENTIFICATION REFERENCE

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, **LOUIS M. SCHMALZER AND CHRISTINE C. SCHMALZER, TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF BARBARA U. SCHMALZER, dated February 4, 1994,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN W. VAN VOORHEES AND WIFE, DONICA EVELYN VAN VOORHEES,** 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 the northerly 235 feet of Lot No. 10 on the Plan of a re-subdivision of Lot Nos. 29 to 34, and 49 to 54, inclusive in the Kenner Manor Land Company's Second Subdivision, of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 10 fronts 87 feet on the southerly side of Kenner Avenue and runs back between parallel lines, 235 feet to a dead line.

Being the same property conveyed to Barbara U. Schmalzer, Trustee of the Revocable Trust Agreement of Barbara U. Schmalzer, dated February 4, 1994, by quitclaim deed from Barbara Urszula Schmalzer, an unmarried person, of record in Book 9326, page 527, Register's Office for Davidson County, Tennessee. The said Barbara Urszula Schmalzer and Barbara U. Schmalzer being one and the same person; the said Barbara U. Schmalzer having since died and Louis M. Schmalzer and Christine C. Schmalzer becominig Trustees of said Revocable Trust as evidenced by the Abstract of Trust Agreement, of record in Book 10417, page 816, Register's Office for Davidson County, Tennessee.

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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Woodmont Circle, Nashville, TN 37205.

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 persons whomsoever.

WITNESS our hands this 30th day of April, 1997.

TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF BARBARA U. SCHMALZER DATED FEBRUARY 4, 1994

By: Louis M. Schmalzer Trustee
Louis M. Schmalzer, Trustee

By: Christine C. Schmalzer Trustee
Christine C. Schmalzer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUIS M. SCHMALZER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee 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 30 day of April, 1997.

Notary Public

My Commission Expires: 11/28/98

6058 05/01 0101 03CHECK 808.50

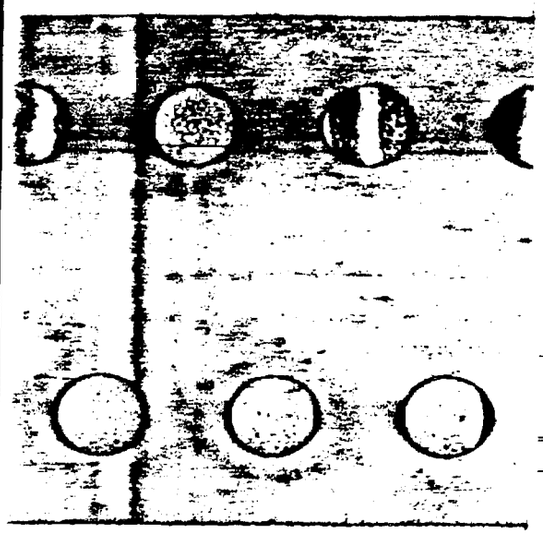
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

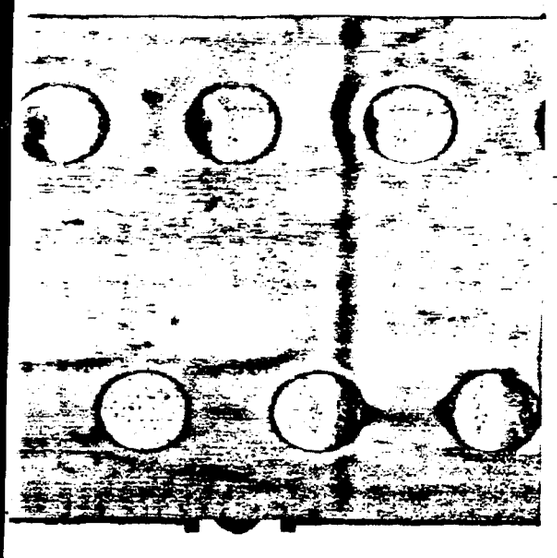
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE C. SCHMALZER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee 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 29th day of April, 1997.

Notary Public

My Commission Expires: 05-30-99





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

RECEIVED OF _____

FOR _____

BOOK 10433 PG 476

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	
	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	12.00
TOTAL	808.50
CHECK	808.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/97 01 16:12 0001 6058

0300376
IDENTIF. & REFERENCE

97 MAY -1 PM 4:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146141