WARRANTY DEED

10774 PG 491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC J. SCHMIEDER (NAME)	TUCKER FEDERAL BANK D/B/A PRIME (NAME)	MAP 43-06
230 BECKLEA DRIVE (ADDRESS)	P. O. BOX 211788 (ADDRESS)	PARCEL 307.00
MADISON, TN 37115 (CITY) (STATE) (ZIP)	AUGUSTA, GA 30917-1788 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, BONNIE G. DUKE, NOW BEING BONNIE G. HENDERSON AND HUSBAND, GARY HENDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC J. SCHMIEDER AND WIFE, CHRISTINA M. SCHMIEDER

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 212 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

Said Lot fronts 64 feet on the northerly margin of Becklea Drive and runs back 136.8 feet on the easterly line and 137.4 feet on the westerly line to a dead line in the rear, on which it measures 64 feet.

Being the same property conveyed to BONNIE G. DUKE, by Deed of record in Book 4642, page 867, Register's Office for Davidson County, Tennessee. The said BONNIE G. DUKE having since married and is now known as BONNIE G. HENDERSON.

GARY HENDERSON executes this Deed for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

MAIL ENV.

98 JAN 30 AM 9:40

0395204

unimproved ( )
This is improved (X) property, known as 230 BECKLEA DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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. 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.

Witness ~~my~~ our hand ~~s~~ this 29th day of January 19 98

Bonnie G. Henderson
BONNIE G. HENDERSON

Gary E. Henderson
GARY HENDERSON
a/k/a GARY E. HENDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/NO 10774 PG 492

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BONNIE G. HENDERSON AND HUSBAND, GARY HENDERSON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of January, 1998.

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

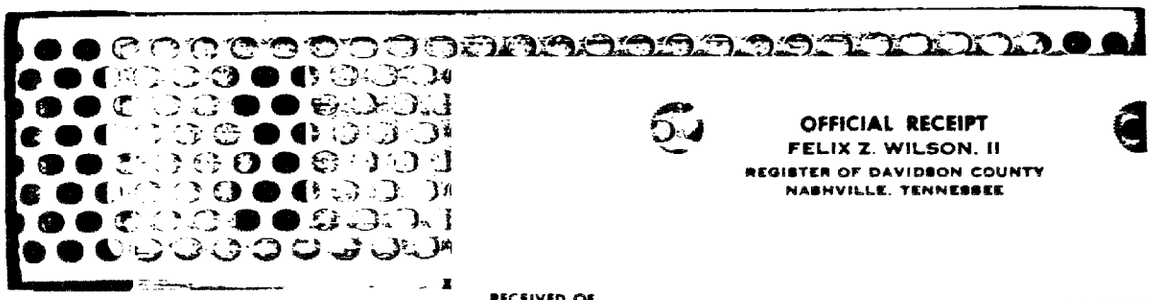
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

7519 01/30 0101 03CHECK 299.45



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

RECEIVED OF _____

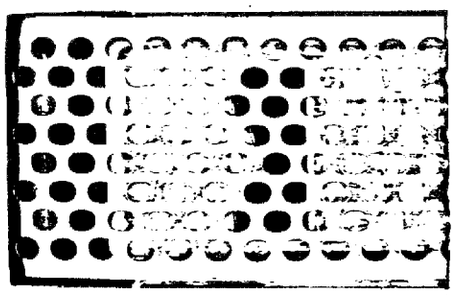
FOR _____ BK/PG 10774/493

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
TOTAL 299.45
CHECK 299.45

01/30/98 01 09:46 0001 7519



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01395204
IDENTIFICATION REFERENCE

93 JAN 30 AM 9:40

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No.1248096