BOOK 10889 PG 452

Box 61
T-6121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

Subscribed and sworn to before me, this 15TH day of APRIL, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

T-6121

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: STEPHANIE RENE SCHRITENTHAL AND HUSBAND, RYAN SCHRITENTHAL	NAME: GMAC MORTGAGE CORPORATION
STREET ADDRESS: 164 BROOKE CASTLE DRIVE	STREET ADDRESS: 3451 HAMMOND AVENUE P.O. BOX 780
CITY: HERMITAGE STATE: TN	CITY: WATERLOO STATE: IOWA
ZIP CODE: 37076 MAP & PARCEL NO. 75-08-0-A/061.00 CO	ZIP CODE: 50704-0780

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PAUL DENNY EDENS AND WIFE, DENA EDENS**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **STEPHANIE RENE SCHRITENTHAL AND HUSBAND, RYAN SCHRITENTHAL,**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 164 of the Condominium Plat, Brooke Castle Planned Unit Development,n plan of record in Plat Book 6250, page 627, and by Surveyor's Certificate of Correction of record in Book 6680, page 905 and re-recorded in Book 6727, page 762, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto Paul Denny Edens, single, by Deed recorded May 21, 1996, in Book 10056, Page 38, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 164 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 15TH DAY OF APRIL, 1998.

PAUL DENNY EDENS

DENA EDENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15TH day of APRIL, 1998, before me personally appeared PAUL DENNY EDENS AND [redacted] DENA EDENS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED
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5053 04/16 0101 03CHECK 195.85

04264426
RECEIPT & REFERENCE

98 APR 16 PM 2:47
FELIX A. MILLS, JR. REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 454

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 50500.00
				CON TX 186.85
				PRFEE 1.00
				WDEED 8.00
				TOTAL 195.85
				CHECK 195.85
04/16/98	01			14:48 0001 5053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426426
IDENTIFICATION REFERENCE
98 APR 16 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281201