THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Sonja Clayton-Pedersen
Affiant

Subscribed and sworn to before me, this 31st day of July 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SONJA K. CLAYTON-PEDERSEN 3000 Hillsboro Road #47 Nashville, Tennessee 37215	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237	MAP 117-3A PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----------(S 115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , DAN A SCHMIDT, unmarried, and STUART N. SCHMIDT and wife, JEAN C. SCHMIDT hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto SONJA K. CLAYTON-PEDERSEN AND ALMA R. CLAYTON-PEDERSEN, BOTH UNMARRIED hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment being Unit No. 47 on the Plan of Versailles Apartments of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dan A. Schmidt and Stuart N. Schmidt and wife, Jean C. Schmidt, by deed from First Security Bank of Tennessee, a corporation, of record in Book 8872, page 31, Register's Office for Davidson County, Tennessee.

0470873
IDENTIFICATION REFERENCE

98 AUG -4 PM 3:53
DAVIDSON COUNTY TN.

2525 08/04 0101 03CHECK 436.50

This is improved property known as 3000 Hillsboro Road #47, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR s COVENANT ___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Versailles Apartments of record in Book 5050 , page 80 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 19 98.

Dan A. Schmidt
DAN A. SCHMIDT

Stuart N. Schmidt
STUART N. SCHMIDT

Jean C. Schmidt
JEAN C. SCHMIDT

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN A SCHMIDT, unmarried, and STUART N. SCHMIDT and wife, JEAN C. SCHMIDT, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 19 98.

My Commission Expires: September 29, 2001

Notary Public

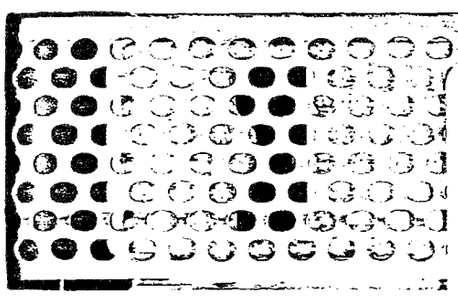
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 853

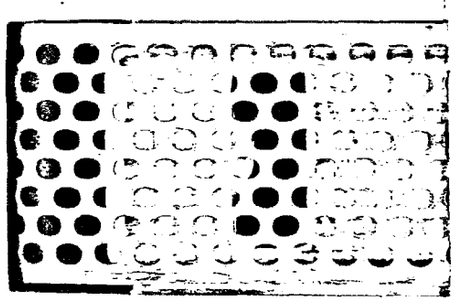
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/98 01 15:55 0001 2525



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0470873

IDENTIFICATION REFERENCE

No. 1328122