STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: 5-28-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark N. Schaper (NAME)	Franklin American Mortgage (NAME)	105-7
538 Hamilton Avenue (ADDRESS)	214 Overlook Ct., Ste. 150 (ADDRESS)	220
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	6DA 22055

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, Charles E Cardwell and Paul W. Cardwell and Donnie Ray Cardwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark N. Schaper

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:

Being part of Block No. 5 on the map of Hamilton's Subdivision as of record in Minute Book 1, page 97, County Court for said County, being Lot No. 8 on the unrecorded subdivision of said Block No. 5 according to a survey made by E R Southgate, Surveyor, July, 1945, said Lot No. 8 fronts 50 feet on the northerly side of Hamilton Street and runs back between parallel lines, parallel with and 200 feet west of the westerly margin of Pillow Street, 167-1/2 feet to an alley.

Being the same property conveyed to Charles E Cardwell, Paul W. Cardwell and Donnie Ray Cardwell, as tenants in common by deed from Mrs Georgia S. Smith of record in Book 5204, page 99, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

0519903 IDENTIF. ← REFERENCE

98 DEC -3 AM 8:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 538 Hamilton Avenue, Nashville, Tennessee 37204
(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 our hand S this 30th day of November, 19 98

Charles E. Cardwell
Charles E Cardwell

Donnie Ray Cardwell
Donnie Ray Cardwell

Paul W Cardwell
P W.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E Cardwell and Paul W. Cardwell and Donnie Ray Cardwell

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 at Brentwood, Tennessee, this 30th day of November, 19 98.

Commission expires 5-28-00

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, 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 "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

4803 12/02 0101 03CHECK

268.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11233 PAGE 33

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 69500.00
				CON TX 257.15
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 268.15
				CHECK 268.15
			12/03/98 01	08:30 0001 4803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519903
IDENTIFICATION REFERENCE

98 DEC -3 AM 8:31

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379821