BOOK 11309 PAGE 721 Box 50-B

PREPARED BY:

BANKER'S TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22 DAY OF JANUARY 1999

Notary Public

MY COMMISSION EXPIRES: 8-1-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan A. Schroeder	Union Planters Bank, N.A.	MAP #155-15
(NAME)	(NAME)	
5012 Stonemeade	P.O. Box 3137	GROUP A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38173-0137	PARCEL 076.00-CO
(CITY) (STATE) (ZIP)	(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, Jeannine T. Dayter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan A. Schroeder, unmarried

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, TN, BEING Lot No. 76 on the Plan of Stonemeade, Section I, of record in Plat Book 6900, page 800 and 801, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeannine T. Dayter, unmarried by deed from Centex Real Estate Corporation, of record in Book 8833, Page 144, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Stonemeade Homeowner's Association, Inc., of record in Book 7701, page 331 and as amended in Book 8517, Page 992; Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, and as amended in Book 8349, Page 43 and Book 8810, Page 840; An agreement for dedication of public utilities easment of record in Book 9740, page 967; Charter of the Stonemeade Homeowner's Association of record in Book 7920, Page 728 all of record in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 5012 Stonemeade, Nashville, TN 37221
(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 hand this 22nd day of January, 1999

Jeannine T. Dayter

Jeannine T. Dayter

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannine T. Dayter, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of January

Commission expires 3-27-99

Notary Public AT LARGE

GREGORY S. PERRONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Jeannine T. Dayter

TO

Susan A. Schroeder

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 JAN 25 PM 12:47
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05404.54

6706 01/25 0101 03CHECK

657.76

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	174800.00
CON TX	646.76
PRFEE	1.00
WDFD	5.00
CFEE	2.00
TOTAL	657.76
CHECK	657.76

01/25/99 01 12:46 0001 6706

05404454

IDENTIFICATION/REFERENCE

99 JAN 25 PM 12:47

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416122