BOX #14A
G#12834-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 321,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN P. SCHEUREN	FRANKLIN FINANCIAL MORTGAGE, INC.	MAP 145-14-0
(NAME)	(NAME)	
1233 Jefferson Davis Court	210 East Main Street	PARCEL 040.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37064	FB #FH-23766
(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, DAVID N. SCHWEITZER AND WIFE, SHEILA H. SCHWEITZER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. SCHEUREN AND WIFE, LEA C. SCHEUREN

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. 197 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, Page 136, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David N. Schweitzer and wife, Sheila H. Schweitzer, by Deed from William W. Claypool, Jr., Executor of the Estate of W. W. Claypool, Sr., of record in Book 9772, Page 388, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4173, Page 193, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of David N. Schweitzer and wife, Sheila H. Schweitzer, pursuant to a Power of Attorney executed by them on the 11502 day of 95, 1999, and being filed for record simultaneously herewith.

This is improved (X) unimproved ( ) property, known as 1233 Jefferson Davis Court, Brentwood, TN 37027
(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 27th day of May, 19 99

DAVID N. SCHWEITZER

By: Gerald H. Langley atty-in-fact
GERALD H. LANGLEY, ATTORNEY-IN-FACT

SHEILA H. SCHWEITZER

By: Gerald H. Langley, atty-in-fact
GERALD H. LANGLEY, ATTORNEY-IN-FACT

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

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____ _____

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 DAVIDSON)

On this 27th day of May, 1999, before me personally appeared GERALD H. LANGLEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID N. SCHWEITZER AND WIFE, SHEILA H. SCHWEITZER, and acknowledged that he executed the same as the free act and deed of said DAVID N. SCHWEITZER AND WIFE, SHEILA H. SCHWEITZER.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: May 27, 2001

_____
Notary Public

JOHN F. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

0593409
IDENTIFICATION REFERENCE
99 JUN -1 AM 10:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
1200.50 CHECK 0101 03/01 10:10 6832

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11502 PG. 99

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

0593409

IDENTIFICATION & REFERENCE

99 JUN -1 AM10:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	321500.00
CON TX	1189.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1200.55
CHECK	1200.55

06/03/99 01 10:40 0001 2899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467441