THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2000

Notary Public

My Commission Expires: 9.29.01

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

Instr:200005020044191 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:49:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANDREW NELSON SCHEINMAN 1803 Long Avenue Nashville, Tennessee 37206	CTX MORTGAGE COMPANY 801 94th Avenue, North St. Petersburg, Florida 33702	MAP 94-02 PARCEL 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- ---------- ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, BRADLEY S. MAXWELL, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ANDREW NELSON SCHEINMAN AND WIFE, LEE A. SHROPSHIRE 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:

BEING Lot No. 168 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bradley S. Maxwell by deed from Kenneth Aldridge and wife, Sandra Aldridge, of record in Book 7354, page 773, Register's Office for Davidson County, Tennessee.

MARY IRWIN MAXWELL, spouse of Bradley S. Maxwell, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1803 Long Avenue, Nashville, Tennessee 37206

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 COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a 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 Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of April, 2000.

BRADLEY S. MAXWELL

MARY IRWIN MAXWELL

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 BRADLEY S. MAXWELL, and MARY IRWIN MAXWELL, the bargainors, 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 28th day of April, 2000.

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 _____.

My Commission Expires: _____

Notary Public