03

Realty Title 98-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Karen McCalla
Affiant

Subscribed and sworn to before me, this 4th day of February, 2002.

Diane K. Mc
Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Emmit Davis, Jr.	Bayrock Mortgage Corporation	C082-07-0069.00
829 Stockell St.	11380 Southbridge Pkwy., Suite 200	
Nashville TN 37207	Alpharetta, GA 30022	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teri Schwegman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emmit Davis, Jr. and wife, Nell Davis, hereinafter called the Grantees, their successors 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. 79, on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, of record in Book 57, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teri Schwegman, by deed from Mark R. Wood, unmarried, of record in Instrument No. 20001114-0112921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 829 Stockell St., Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of February, 2002.

Teri Schwegman
Teri Schwegman

Davidson County DEEDWARR
Recvd: 02/08/02 14:35 2pgs
Fees:13.00 Taxes:259.00
20020208-0017589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teri Schwegman, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 4th day of February, 2002.

Notary Public

My Commission expires 03/14/05