ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr/Mrs James Gene Swaner (NAME)	Commerce Union Bank (NAME)	162-10
596 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	139 Field Book No.
Antioch, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	5DU-61300

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note in the original principal sum of $32,850.00, payable to Noel-Palmer Mortgage Company, Inc., in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by George O. McClellan and wife, Gloria K. McClellan to J. G. Palmer, Trustee, of record in Book 4921, page 687, Register's Office for Davidson County, Tennessee,

KAY E. WILLIAMS and husband BOBBY WILLIAMS

have bargained and sold, and by these presents do transfer and convey unto XXXXXX JAMES GENE SWANER and wife, JOANE NICHOLE SWANER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, Page 163, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kay E. Williams, unmarried, by deed from George O. McClellan and wife, Gloria K. McClellan, of record in Book 5267, Page 115, said Register's Office.

This conveyance is made subject to: (1) restrictions of record in Book 4689, page 561; (2) all matters appearing on the plan of record in Book 4460, page 164, Register's Office for said County; and (3) 1980 Taxes which have been prorated and assumed by the Buyers.

This is unimproved ( ) improved (XX) property, known as 596 Roxanne Drive, Antioch, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 12th day of June, 19 80.

Kay E. Williams (signature)
Kay E. Williams

Bobby Williams (signature)
Bobby Williams

BOOK 5612 PAGE 289

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 Kay E. Williams and husband Bobby Williams

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 80

My commission expires 2-3-81 Notary Public Geo E. Mudter, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 59,543.75

This is equal to or greater than the property would bring at a fair and voluntary sale.

James Gene Swaner

Sworn to and subscribed before me
this 12th day of June, 19 80

My commission expires 2-3-81 Notary Public Geo E. Mudter, Jr.

This instrument was prepared by:
George E. Mudter, Jr., Atty. 254 Highlands Bldg., Brentwood, Tn. 37027
Name Address

RUSH

WARRANTY DEED

FROM KAY E. WILLIAMS and husband BOBBY WILLIAMS

TO JAMES GENE SWANER and wife JOANE NICHOLE SWANER

F. 93244

IDENTIF. REFERENCE

JUN 12 3 45 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE BOX 38
First Title and Escrow Company

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5612 PAGE 290

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

53143.75- CO
138.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 144.56-
3984A06/12/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.3.2.4.4

T
IDENTIF. REFERENCE

JUN 12 3 45 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 761661