FORM NO. WD-1

BOOK 5753 PAGE 157

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1981.

Notary Public

MY COMMISSION EXPIRES: Jan. 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, 26th Floor, First American Center, Nashville, Tennessee 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. F. Swygert, Jr. (NAME)	J. F. Swygert, Jr. (NAME)	92-8
95 White Bridge Road (STREET ADDRESS OR ROUTE NUMBER)	95 White Bridge Road (STREET ADDRESS)	322
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Thomas C. Scott, Trustee with full power,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. F. Swygert, Jr.,

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:

Being the southerly parts of Lot Nos. 51 and 52 on the Plan of Hynes Addition to Nashville as of record in Minute Book "B", Page 85, Chancery Court for Davidson County, Tennessee.

Said southerly part of Lot Nos. 51 and 52 adjoin and together front 140.00 feet on the northerly side of Hynes Street and run back with the westerly margin of Gay Street or 14th Avenue, North, and between parallel lines with the easterly margin of an alley 100.00 feet to a line.

Being property conveyed to Thomas C. Scott, Trustee, of record in Book 4752, Page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1981 which have been prorated and are assumed by Grantee.

2. Deed of Trust held by Third National Bank as agent and trustee of record in Book 4856, Page 181, said Register's Office, to secure a note held by said Third National Bank dated September 30, 1974, executed by Thomas C. Scott, Trustee and now in the reduced amount of $156,655.84. By acceptance of this deed, Grantee assumes and agrees to pay said note.

3. Assignment of rents of record in Book 4856, Page 186, said Register's Office.

unimproved ( )
This is improved (X) property, known as 301 14th Avenue, North, Nashville, Tennessee
(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 1st day of June, 1981

THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE
Davidson County

BOOK 5753 PAGE 158

Personally appeared before me, Pamela C. Simmons, a Notary Public in and for said County and State, the within named Thomas C. Scott, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 19 81

Commission expires July 21, 1984

Pamela C. Simmons
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
THOMAS C. SCOTT, TRUSTEE

TO
J. F. SWYGERT, JR.

G 4 4 7 1 5

IDENTIF. REFERENCE

JUN 4 9 18 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5753 PAGE 159

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
			340000.00- CO	
			884.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	890.50-
		9259A06/04/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.4.7.1-5

IDENTIF. REFERENCE

JUN 4 9 18 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825419