OFFICIAL RECEIPT

File Box #4

FORM NO. WD-1

BOOK 6177 PAGE 465

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Earlis R Bernard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARLIS R. BERNARD, JR. (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	MAP 149-184
2754 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	FB #2D-39185
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, JAMES E. SWING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARLIS R. BERNARD, JR., and wife, JOHNNIE M. BERNARD,

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 lying in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, dated November 14, 1983, as follows:

BEGINNING at a point in the center of Anderson Road, said point being at the common front corners of the herein described property and the Hall property; thence, with the center line of Anderson Road South 87-1/4 deg. East 250 feet to a point; thence, leaving the center line of said Anderson Road North 13-3/4 deg. East along a fence line 454 feet to a point; thence, North 85 deg. West along a fence line 326 feet to an iron pin; thence, southwardly along a fence line 450 feet to the point of beginning. Said tract of land containing 3 acres, more or less.

BEING the same property conveyed to James E. Swing, a single person, by Deed from James W. Allen and wife, Emma M. Allen, of record in Book 5288, Page 967, Register's Office for Davidson County, Tennessee.

LUZ Maria J. Swing, wife of the above named James E. Swing, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on an Insulation Loan executed by the Grantors herein to Nashville Electric Service in the original principal amount of $1073.44. (New Loan No. 1863-480520-4)

THIS conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 2754 Anderson Road, Nashville, Tennessee 37217
(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 16th day of November, 1983

James E. Swing

Luz Maria J. Swing

11/17 149.50 CHECK

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OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. SWING and wife, LUZ MARIA J. SWING,

the bargainors, 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 16th day of November, 1983.

Commission expires 4/22/84

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
JAMES E. SWING

TO
EARLIS R. BERNARD, JR., et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 6 9 9 6 5

T. IDENTIF. REFERENCE

Nov 17 10 42 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			3294A11/17/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 9 6 5

IDENTIF. REFERENCE

Nov 17 10 42 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 994093