THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leonard T. Swift 657 Harpeth Knoll Road Nashville, TN 37211	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	MAP 156-2 PARCEL 17 9D-59912

WARRANTY DEED BOOK 6468 PAGE 579

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES C. FRYER and wife, LESIA W. FRYER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD T. SWIFT and wife, ERNESTINE SWIFT hereinafter called the Grantee, Grantee's heirs 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. 250 on the plan of Section 2, Harpeth Valley Park, of record in Book 3700, page 129, Register's Office for said County.

SAID Lot No. 250 fronts 120.0 feet on the southwesterly margin of Harpeth Knoll Road and extends back 112.1 feet on the northwesterly line and 170.0 feet on the southeasterly line to a dead line in the rear, measuring 98.3 feet thereon.

BEING the same property conveyed to Charles C. Fryer and wife, Lesia W. Fryer by deed from Krishna Kumar and wife, Katherine Kumar, of record in Book 5693, page 103, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858, and made applicable by Book 4148, page 696, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (XX) improved property, known as 657 Harpeth Knoll Road, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of January, 1985.

Charles C. Fryer

Lesia W. Fryer

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of January, 1985 before me personally appeared Charles C. Fryer and Lesia W. Fryer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

2228

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6468 PAGE 580

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of January, 19 85

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC
STATE OF TENN.

I. 7. 4 8. 5. 3.

T.
IDENTIF. REFERENCE

JAN 4 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

CHARLES C. FRYER AND
WIFE, LESIA W. FRYER

to:

LEONARD T. SWIFT AND
WIFE, ERNESTINE SWIFT

RETURN TO: JCB
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23041

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6466 PAGE 581

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

87500.00- CAMT.
227.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 234.00-
1228A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.4.8.5.3.

IDENTIF. REFERENCE

JAN 4 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98916