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

ADDRESS NEW OWNER:

Julie A. Swaim
326 Harvard Avenue
Nashville, TN. 37205

Box 8

SEND TAX BILLS TO:

Dominion Bancshares Mortg. Corp
9900 Main Street, Suite 200
Fairfax, VA. 22031

MAP-PARCEL NUMBERS:

26W-540
MAP 104-5
PARCEL 185

WARRANTY DEED

BOOK 6480 PAGE 580

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, SHARON ORR, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Julie A. Swaim

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 part of Lot No. 421 on the map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Harvard Avenue at the corner of Lots Nos. 420 and 421; thence with said Avenue northwardly 65 feet to the southwest corner of the property conveyed to Paul A. Adams and wife, by deed from Bransford Realty Company, of record in Book 1171, page 39, said Register's Office, said point being 5 feet south of the corner of Lots Nos. 421 and 422; thence with said Adams' southerly line, eastwardly to the line between said Lots Nos. 421 and 422; continuing eastwardly and with the line between said two lots, in all 250 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of Lots Nos. 420 and 421; thence with the line between said two lots, westwardly 250 feet to the beginning.

BEING the same property conveyed to Sharon Orr by deed from Thomas H. Stump, Jr. and wife, Sarah A. Stump, of record in Book 5892, page 786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (un)improved property, known as 326 Harvard Avenue, Nashville, TN. 37205.

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 23rd day of January, 1985.

Sharon Orr

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of January, 1985, before me personally appeared Sharon Orr, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 6480 PAGE 581

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 19 85.

My Commission Expires: Nov 1, 1987

_____
Notary Public

I.7.8.4.6

IDENTIF. REFERENCE

JAN 24 1 38 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

Sharon Orr, unmarried

to:

Julie A. Swaim

Return to: cg

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6480 PAGE 582

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
			67000.00-	CAMT.
			174.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 180.70-
			6043A01/24/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.8.8.4.6.

IDENTIF. REFERENCE

JAN 24 1 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103595