BOOK 6563 PG 964

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Ted A. Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7/18/87

(AFFIX SEAL)

Box 0

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ted A. Swanson et ux (NAME)	Fleet Real Estate Funding Corp. (NAME)	03DZ 32630
8120 Moores Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box Drawer F-20 (STREET ADDRESS)	095-14-0
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Florence, SC 29503 (CITY) (STATE) (ZIP)	076.00

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, James C. Rollins and Syble West Rollins, co-executors of the estate of Julia M. Rollins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted A. Swanson and wife, Dawn S. Swanson

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 in Davidson County, Tennessee, being part of Lot No. 15 on the plan of Elm Hill Acres, Section No. 1, of record in Book 2331, page 67, Register's Office for said County.

Said part of Lot No. 15, which is a corner lot, fronts 115.05 feet on the northerly margin of the relocated margin of Elm Hill Pike and fronts 113.85 feet on the easterly margin of Wanda Drive, said frontages being joined by a curved having a length of 31.56 feet, and extends back 132.72 feet on the easterly line and 135 feet on the northerly line to a point of intersection.

Being the same property conveyed to Dee J. Rollins and wife, Julia M. Rollins by deed from Joseph C. Kincaid and wife, Ruth Shoemake Kincaid of record in Book 3341, page 479, Register's Office for Davidson County, Tennessee. Dee J. Rollins having died leaving Julia M. Rollins his wife as his heir. Julia M. Rollins having died September 30, 1984, leaving James C. Rollins and Syble Rollins West as her co-executors as recorded in Docket #75760 of record in Will Book 149, page 412, said Probate Court of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2442, page 464, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 2114 Elm Hill Pike (House Number) (Street) Nashville, Tennessee (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 20th day of May, 1985

James C. Rollins

James C. Rollins

Syble Rollins West

Syble Rollins West

CB

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, James C. Rollins and Syble Rollins West, co-executors of the estate of Julia M. Rollins

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 20th day of May, 1985

NOTARY PUBLIC

My commission expires: 7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in, this day of, 19

NOTARY PUBLIC

My commission expires

WARRANTY DEED

FROM

James C. Rollins and Syble Rollins West, Co-executors of the estate of Julia M. Rollins

TO

Ted A. Swanson and wife, Dawn S. Swanson

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN

85 MAY 23 2 07 PM

IDENTITY REFERENCE

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

J07-1-74

65/23 12M.3M- CHECK 950

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

RECEIVED OF _____

FOR _____

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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

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
0950A05/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07-17.4

IDENTIF. REFERENCE

MAY 23 2 07 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 137558