WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No:
Calvin F. Miller & wife Molly Fritz Miller 2807 White Oak Drive Nashville, TN 37215	(same)	Map 115-9 Parcel 70 & 71 Field Book 8DZ-63610 and 8DZ-63615

FOR AN IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Calvin F. Miller and wife, Molly Fritz Miller ("Grantees") to John F. Swygert, Jr. and Jettie P. Swygert ("Grantors"), the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantors have this day bargained and sold and do hereby transfer and convey unto the said Grantees, their heirs, personal representatives and assigns, certain improved real estate located in Davidson County, Tennessee described as follows:

> Being Lot 158 and the westerly portion of Lot 157 on the plan of West Meade Estates, Section 8, of record in Book 3700, Page 31, Register's Office for Davidson County, Tennessee, and described according to a survey by Gaffron and Jeffers, dated February 24, 1986 as follows:
>
> Said lots front together a total of 280.00 feet on the northerly margin of Pennywell Dirve and extends back 522.95 feet on the westerly line and 485.28 feet on the easterly line, to a line on the rear on which it measures 75.07 feet.
>
> Being the same property conveyed to J. F. Swygert, Jr., and wife, Jettie P. Swygert, by deed from Metropolitan Land Corporation, of record in Book 5463, Page 531, and being part of the property conveyed to John F. Swygert, Jr., and wife, Jettie P. Swygert, by deed from Metropolitan Land Corporation, of record in book 4480, Page 564, Register's Office for Davidson County, Tennessee. John F.Swygert, Jr. and J. F. Swygert, Jr. are one and the same person.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title, and interest thereunto belonging or in any way appertaining, unto the said Grantees, their heirs, personal representatives, and assigns, in fee simple forever. Grantors covenant that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it, and that the said property is unencumbered, except for current property taxes, restrictive covenants of record in Book 3934, page 115 and Book 4503, page 111, easements and other matters shown on the above referenced plat, and easement of record in Book 4439, page 322, said Register's Office.

Grantors further covenant and bind themselves and their heirs, personal representatives, and assigns, to warrant and forever defend the title to said

real property to said Grantees, their heirs, personal representatives, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 2 day of ~~April~~ May, 1986.

John F. Swygert, Jr.

Jettie P. Swygert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West a Notary Public of the state and county aforesaid, personally appeared John F. Swygert, Jr. and wife, Jettie P. Swygert, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of ~~April~~ May, 1986.

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.

Affiant

Subscribed and sworn to before me this 2 day of ~~April~~ May, 1986.

Notary Public

My Commission Expires: 1-19-88

This Instrument Prepared By:

Darrell L. West
2nd Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

97643

IDENTIFICATION REFERENCE

MAY 5 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6847 PAGE 866

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

RECEIVED OF _____

FOR _____

BOOK 6847 PAGE 865

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

50000.00- CONST.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
0292A05/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97643

IDENTIFICATION REFERENCE

MAY 5 10 54 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 244213