BOOK 6929 PAGE 566

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
James A. Swartwood and wife, Patricia A. Swartwood 312 Bonnavue Drive Hermitage, TN 37076	Same	75-5-3 F.B. 4D-34430

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THE ESTATE OF JEAN L. POPP, BY DIANE LYNN SCOTT, EXECUTRIX, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES A. SWARTWOOD AND WIFE, PATRICIA A. SWARTWOOD, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

James A. Swartwood
Affiant

SUBSCRIBED AND SWORN to before me, this 25th day of July, 1986.

Notary Public

1-10-89
My Commission Expires

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 25th day of July, 1986.

GRANTOR

ESTATE OF JEAN L. POPP

BY: Diane Lynn Scott, Executrix
Diane Lynn Scott, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, DIANE LYNN SCOTT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Jean L. Popp Estate, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 25th day of July, 1986.

Notary Public

My commission expires:

1-10-89

EXHIBIT A

Property Description

BEING Lot No. 686 on the Plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 686 fronts 78.63 feet on the northeasterly margin on Bonnavue Drive and runs back between lines measuring 184.6 feet on the northwesterly line and 175.12 feet on the southeasterly line to a dead line measuring 86.3 feet thereon.

BEING the same property conveyed to Paul D. Popp by Deed of record in Book 4693, page 229, Register's Office for Davidson County, Tennessee. The said Paul D. Popp is since deceased and the property was devised to Jean L. Popp under the Will of Paul D. Popp, of record in Will Book 143, page 815, Probate Court Clerk's Office for Davidson County, Tennessee. The said Jean L. Popp has since died, and the property is now vested in the Estate of Jean L. Popp, by Will of record in Will Book 154, page 489, Probate Court Clerk's Office for Davidson County, Tennessee. The property is being sold by Order of the Probate Court for Davidson County, Tennessee, dated June 3, 1986 under Docket No. 78260.

EXHIBIT B

Exceptions

1. 1986 Real Property taxes, which have been prorated and assumed by the Grantee.

2. Restrictions of record in Book 3399, page 446, as amended by instrument of record in Book 3404, page 165, Register's Office for Davidson County, Tennessee.

3. Those items shown on the Plan of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

24924

IDENTIFICATION REFERENCE

JUL 25 2 23 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

2370A87/25/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2492 4 IDENTIFICATION REFERENCE
Jul 25 2 23 PM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 275637