This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 7090 PAGE 788

WARRANTY DEED OF EXCHANGE

NAME OF MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SEND TAX BILLS TO:~~	MAP PARCEL NUMBERS
John Dwyer, Sr. and John Dwyer, Jr., d/b/a Dwyer Realty (NAME)	None (NAME)	132 - 8 - 6
3070 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the conveyance to Kathleen B. Horrell by the Grantees herein of two tracts of land located in Davidson County, Tennessee, being more particularly described as 301 Crutcher Street and 131 Cumberland Trace, which tracts are unencumbered by mortgages and by mutual agreement of the parties hereto have a combined value of $450,000.00,

we, Thomas H. Horrell and wife, Kathleen B. Horrell

have this day bargained and sold, and do hereby transfer and convey unto the said John Dwyer, Sr. and John Dwyer, Jr., d/b/a Dwyer Realty

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. C-2 on the Plan of Horrell's Sidco Development of record in Book 3600, page 48, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Thomas H. Horrell and wife, Kathleen B. Horrell by deed from Louisville and Nashville Railroad Company, of record in Book 3508, page 77, and Book 3507, page 635, Register's Office of Davidson County, Tennessee.

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IDENTIFICATION REFERENCE

DEC 31 4 14 PM '86

CELIA C. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 450,000.00

Subscribed and sworn to before me this the 31st *day of* December 19 86

Affiant

My commission expires: March 8 1989

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 3070 Sidco Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for instrument of record in Book 1731, page 533, plan of record in book 3600, page 48, Register's Office for Davidson County, Tennessee, and taxes for 1986.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* December, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas H. Horrell

Kathleen B. Horrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Carolyn P. Currey, *a Notary Public in and for said County and State* Thomas H. Horrell and wife, Kathleen B. Horrell

the within named bargainor 5, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* December, *19* 86.

Carolyn P. Currey *Notary Public*

Commission expires March 8, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *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* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Thomas H. Horrell and wife,
Kathleen B. Horrell

TO
John Dwyer, Sr. and John Dwyer, Jr.
d/b/a Dwyer Realty

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

450[illegible]. C- CAMT.
1260.[illegible]0 CSTAX
.50 PRFE.
6.00 WD[illegible]
CHECK 1267.50-
3608A12/31/86 04L .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFY REFERENCE

DEC 31 4 14 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 29275