Relo. No.: SPC 307
Escrow No.: CT421986-KS
This instrument prepared by:

"PREPARED BY ANTHONY ZOMBOLAS"

MAP 96-16 PARCEL 152 3D-81821

THIS INDENTURE, made and entered into this 2nd day of July, 1986

by and between DONALD M. SWANEY and ANN C. SWANEY, husband and wife

of the first part, and

FILE BOX 3

BOOK 7110 PAGE 851

William E. Simon and wife, Jennifer A. Simon, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said part ies of the first part ha ve bargained and sold and do hereby bargain, sell, convey and confirm unto the said part of the second part the following described real estate, situated and being in County of DAVIDSON State of Tennessee

BEING LOT NO. 258-A, ZONE LOT DIVISION OF LOT 258, LARCHWOOD SUBDIVISION, SECTION THREE, PLAT OF WHICH IS OF RECORD IN BOOK 6250, PAGE 297, AMENDING PLAT IN BOOK 5200, PAGE 540, ALL OF RECORD IN REGISTER OF DEEDS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SUBJECT TO:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

Being the same property conveyed to Donald M. Swaney and wife, Ann C. Swaney by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6478, page 900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6076, page 69 and Boo 6122, page 482, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Donald E. Swandy and wife, Ann C. Swaney, to the Lomas & Nettleton Company, dated 01/18/85, with a present unpaid balance of approximately $66,615.52, of record in Book 6478, page 903, which the Grantors herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part of the second part, heirs and assigns in fee simple forever.

And the said part ies of the first part do hereby covenant with the said part of the second part that they lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto parties of first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN & NO/100 Dollars and other good and valuable consideration

SEC 203.94 - CHECK

8500

IDENTIFICATION REFERENCE

JAN 20 8 57 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

WITNESS the signature of the said part of the first part the day and year first above written

x Donald M. Swaney
DONALD M. SWANEY

x Ann C. Swaney
ANN C. SWANEY

ESI

STATE OF ~~TENNESSEE~~ Florida
County of ~~Shelby~~ Duval }

BOOK 7110 PAGE 852

On this 4th day of September, 1986, before me, a notary Public in and for said State and County, duly commissioned and qualified, personally appeared Donald M. Swaney and Ann C. Swaney

to me known to be the person s described in an who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DECEMBER 25, 1989
BONDED THRU ST. PAUL INS. CO.

Notary Public.

My commission expires _____ day of _____, 19_____

Address of Property _____

Mailing Address for Tax Notices Lomas & Nettleton Company
4460 Corporation Lane
Virginia Beach, VA 23462

MEMPHIS TITLE

100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

WARRANTY DEED

Donald M. Swaney and wife, Ann C. Swaney

TO

William E. Simon and wife, Jennifer A. Simon

State Tax ..... $

Clerk's Fee ..... $

TOTAL ..... $

Paid _____ Deputy County Court Clerk.

MTC form 0015

STATE OF TENNESSEE COUNTY OF SHELBY }

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 72315.52 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Megan E. Mitchell
Affiant

Subscribed and sworn to before me this the 24th day of Dec., 1986

LORIE ANN CUNNINGHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lorie Ann Cunningham
Notary Public

MY COMMISSION EXPIRES 3-17-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7110 PAGE 853

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

72315.00 CAMT
202.44 CSTAX
.50 PRFEE
6.00 WDE'D
CHECK 208.94
0591A01/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85001.

IDENTIFICATION REFERENCE

JAN 20 8 57 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36171