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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Nick A. Swift
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 87

A. Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
NICK A. SWIFT (NAME)	CITIZENS & SOUTHERN (NAME)	MAP 86-3
1744 Ridgemere Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 656 (STREET ADDRESS)	PARCEL 56
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	TUCKER, GEORGIA 30085-0656 (CITY) (STATE) (ZIP)	4D 91843

FOR AND 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, JOHN L. OVERSTREET and wife, MINNIE OVERSTREET BY AND THROUGH JOHN L. OVERSTREET AS ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICK A. SWIFT and wife, ALYCE E. SWIFT

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.

BEING Lot No. 52, on the Plan of Ridgemere Subdivision, of record in Plat Book 6250, page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John L. Overstreet and wife, Minnie Overstreet, by deed of record in Book 7141, page 712, Register's Office for Davidson County, Tennessee.

John L. Overstreet executes this instrument on behalf of Minnie Overstreet, pursuant to Power of Attorney of record in Book 6893, page 359, Register's Office for Davidson County, Tennessee. Minnie Overstreet and Minnie C. Overstreet being one and the same person.

RECEIVED FOR RECORD
JUN 24 11 55 AM '87
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

S 9 4 0 8

unimproved ( ) is improved (XX) property, known as 1744 Ridgemere Court, Hermitage, TN 37076
(House Number) (Street) (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 heir 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 22nd day of June, 19 87

JOHN L. OVERSTREET
John L. Overstreet

MINNIE OVERSTREET
BY: Minnie Overstreet
JOHN L. OVERSTREET, ATTORNEY IN FACT
By John L. Overstreet Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. OVERSTREET

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 22nd day of June, 1987.

Commission expires January 21, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. OVERSTREET to me known to be the person who executed the foregoing instrument on behalf of MINNIE OVERSTREET, and acknowledged that he executed the same as the free act and deed of the said MINNIE OVERSTREET, for the purposes therein contained.

WITNESS my hand and official seal on this the 22nd day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 1/21/90

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
			8250 .00- CAPIT.	
			231.00 CSTAX	
			.50 RTFE	
			6.00 MISC	
			CHECK 237.50-	
			2693A06/24/87 BAL .11	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3940 b.

IDENTIFI REFERENCE

JUN 24 [illegible] '87

DAVIDSON COUNTY

No. 96914