This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
David Swett et ux,	First American	59-22
4514 Clarksville Highway	First American Center	
Nashville, TN 37218	Nashville, TN 37237	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WALTER SWETT ("Grantor") has this day bargained and sold, and does hereby transfer and convey to DAVID E. SWETT AND WIFE, GRACE SWETT ("Grantees"), their heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

BEING a tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, surveyor, October 7, 1954, as follows:

BEGINNING at a point on the easterly margin of State Highway No. 112 called the Clarksville Pike, at the northwest corner of the property conveyed to Jerry Crecelius and wife, by deed from R.B. Beal and wife, of record in Book 2152, page 511, said Regisster's Office; thence with the northern boundary line of said Crecelius property south 71 degrees 10' east 300 feet to the northeast corner of said Crecelius property; thence with the eastern boundary line of said Crecelius property south 22 degrees west 200 feet to an iron pin on the northerly bank of a branch, said point being Crecelius' southeast corner; thence crossing said branch south 71 degrees 10' east 200 feet to an iron pin; thence crossing said branch again, north 21 degrees 15' east 398 feet to an iron pin; thence north 71 degrees 10' west 498 feet to the easterly margin of said Highway; thence with the easterly margin of said Highway south 21 degrees 30' west 198 feet to the beginning, containing 3.21 acres, more or less.

BEING the same property conveyed to Walter Swett and wife, Susie B. Swett by deed from Marie B. Gardner of record in Book 4471, page 953, Register's Office for Davidson County, Tennessee. The said Susie B. Swett having since died.

THIS is improved property known as 4514 Clarksville Highway, Nashville, Tennessee 37218.

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

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out.

Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7TH day of July, 1988.

Walter Swett
WALTER SWETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared WALTER SWETT to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and and seal, this 7th day of July, 1988.

Barry W. Bedford
Notary Public

My commission expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Walter E Swett
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 7TH DAY OF JULY, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

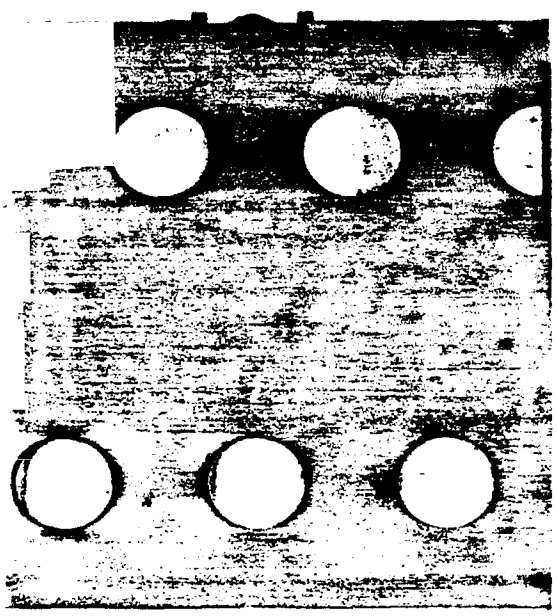
47480

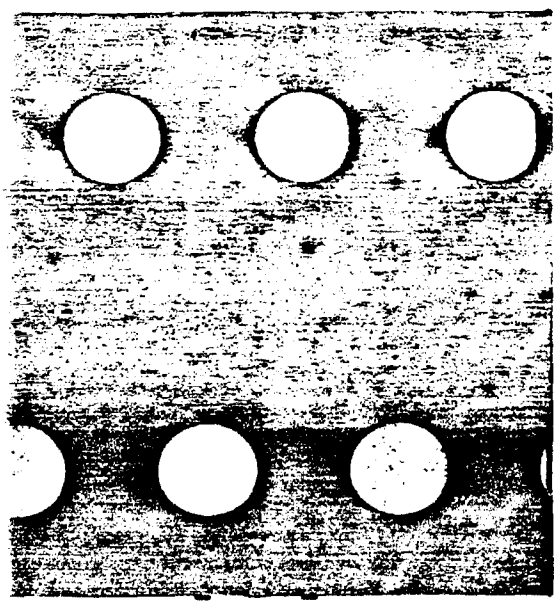
IDENTIFICATION REFERENCE

JUL 8 9 46 AM '88

RECEIVED WILSON CO REGISTER DAVIDSON COUNTY, TN

RECORDED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 451

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90000.00
CON TX 297.00
PRFEE 0.50
WDEED 6.00
TOTAL 303.50
CHECK 303.50

07/08/88 01 09:49 0001 4950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47480

IDENTIFT REFERENCE

JUL 8 9 48 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110802