FILE BOX 3

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Clyde A. Powers 3123 McGavock Pike Nashville, TN 37214	Dominion Bancshares Mortgage Corp. 11350 Random Hills Road P. O. Box 4226 Fairfax, VA 22038	084 84-4 55 07/26 0101 03CHECK 346.40

BOOK 7608 PAGE 989

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT M. SWAFFORD AND WIFE, BETTY S. SWAFFORD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clyde A. Powers and wife, Janet T. Powers

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Braden D. Hinson, Surveyor, March 18, 1969 as follows:

BEGINNING at an iron pin on the southerly margin of Joya Drive, said point being North 78 degrees 18 minutes West, 150 feet, from the northwest corner of Lot No. 4 on the Plan of McGavock Heights, Section 3, as of record in Book 2330, Page 102, Register's Office for said County; thence with said Drive North 78 degrees 18 minutes West, 125 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet; thence North 78 degrees 18 minutes West, 10 feet to the easterly margin of McGavock Pike; thence with said Pike, South 11 degrees 42 minutes West, 115 feet to an iron pin; thence South 78 degrees 18 minutes East, 160 feet to an iron pin; thence North 11 degrees 42 minutes East 140 feet to the point of beginning.

BEING the same property conveyed to Robert M. Swafford and wife, Betty S. Swafford, by deed from William S. Whitmore and wife, Virginia L. Whitmore, of record in Book 5165, Page 979, Register's Office for Davidson County, Tennessee.

This is (~~un~~)improved property, known as 3123 McGavock Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6 day of Jan, 1988.

Robert M Swafford
ROBERT M. SWAFFORD

Betty S Swafford
BETTY S. SWAFFORD

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ DAVIDSON

On this 6th day of January, 1988, before me personally appeared Robert M. Swafford and Betty S. Swafford, 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 acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires Sept. 3, 1990

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7608 PAGE 990

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00.

Clyde A Bowers
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 19 88.

My Commission Expires: 7-13-91

Judy Rigsby
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Jun 26 8 10 AM '88

IDENTIFICATION REFERENCE

52538

WARRANTY DEED

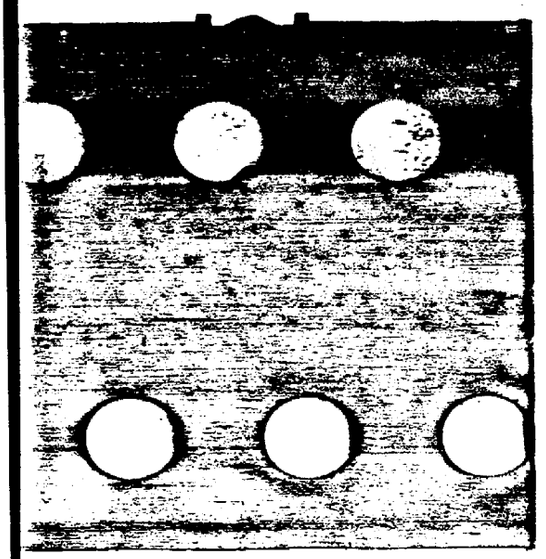
from:
ROBERT M. SWAFFORD AND WIFE,
BETTY S. SWAFFORD

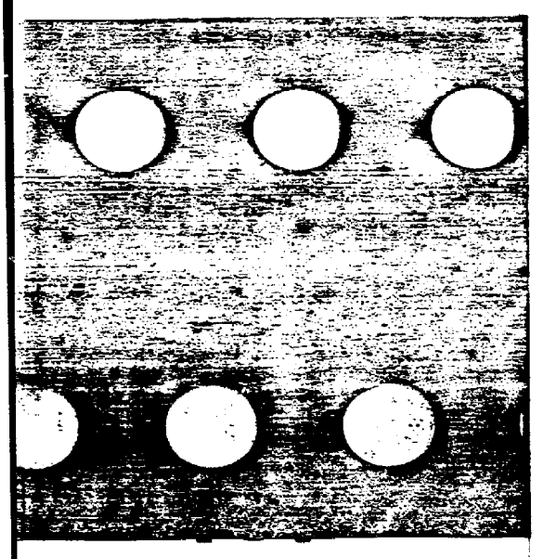
to:

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7608 PAGE 991

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	103000.00
			CON TX	339.90
			PRFEE	0.50
			WDEED	6.00
			TOTAL	346.40
			CHECK	346.40
07/26/88		01	08:11 0001	0843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52538

IDENTIFT REFERENCE

JUL 26 8 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116607