STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 47,000.00

Subscribed and sworn to before me, this the 30 day of November 19 88

Affiant

Notary Public

My commission expires: July 13, 1991
(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. 8R12948	
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ronnie L. Swanson	Tennessee Housing Development Agency c/o
1003 Iverson Ave.	1611 Des Peres Road, Suite 320
Nashville, TN 37216 (STREET ADDRESS / CITY / STATE / ZIP)	St. Louis, MO 63131 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO. 72-2 15	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Joseph N. Daniels and wife, Claudia F. Daniels

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ronnie L. Swanson, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the westerly 89.5 feet of the easterly 179.5 feet of Lot No. 82 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee, less a triangle off the northwesterly corner taken for roadway and being along the southwesterly triangular part of Lot No. 49, Block "A" on the Map of the Subdivision of the Richardson Tract, not of record and described together according to a copy of a survey thereof by Hal R. Swann, Jr., Surveyor, dated Dec. 3, 1949, as follows:

Beginning at an iron pin in the northeast intersection of Iverson Avenue and Cooney Street, as said Cooney Street is now extended and located; thence with the north margin of Iverson Street, easterly 89.5 feet to an iron pin; thence northerly 102.3 feet to an iron pin in the north line of said Maynor Place Subdivision, and in the south line of Lot No. 19, Block "A" of said Richardson Tract, and continuing in the same direction 75.2 feet to an iron pin in the southeasterly margin of Cooney Street; thence with the margin of said street, southwesterly 155.2 feet to an iron pin at a turn in said street; thence continuing with the easterly margin of said street, southerly 50.5 feet to the beginning.

Being all of the property conveyed to Joseph N. Daniels and wife, Claudia F. Daniels by Deed of record in Book 3862 page 448, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1003 Iverson Ave., Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 30 day of November 19 88

Joseph N. Daniels

Joseph N. Daniels
by James A. Daniel POA

Claudia F. Daniels

Claudia F. Daniels
by James A. Daniel POA

State of Tennessee
County of _____

BOOK 7719 PAGE 578

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

9076.0

IDENTIFICATION REFERENCE

DEC 5 12 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

4172 12/05 0101 03CHECK 161.00

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072

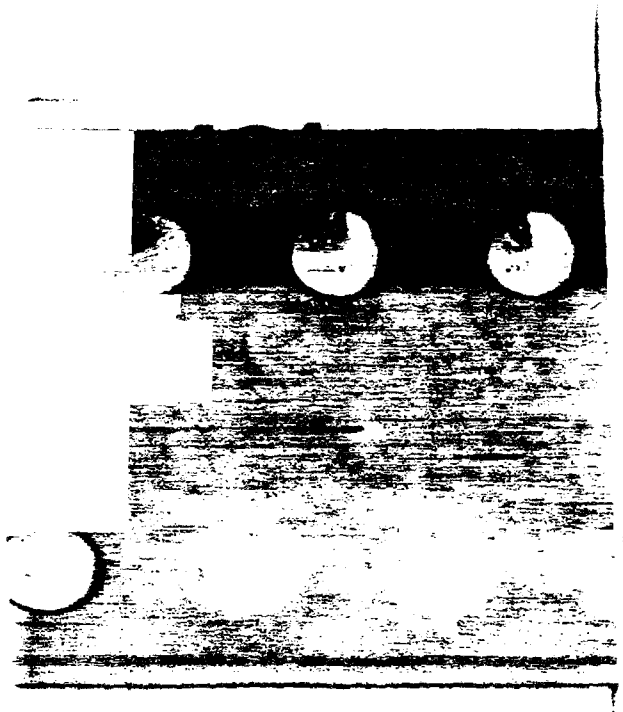
State of Tennessee
County of Davidson

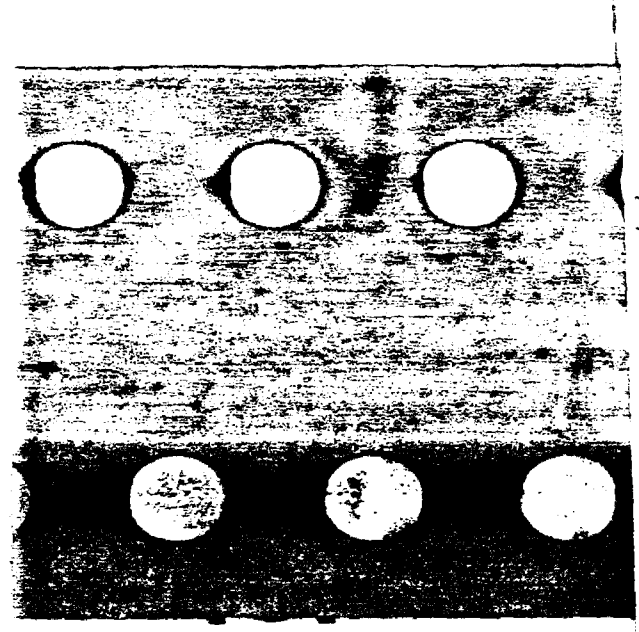
On this 30th day of November, 1988, before me personally appeared James O. Daniel, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Joseph N. Daniel and wife, Claudia F. Daniel, acknowledged that he executed the same as the free act and deed of said Joseph N. Daniel and wife, Claudia F. Daniel.

Witness my hand and official seal.
My Commission Expires: July 13, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public
Ruth M. Foran





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

RECEIVED OF _____

FOR _____

BOOK 7719 PAGE 579

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

CAMT 47000.00
CON TX 155.10
PRFEE 0.50
WIEED 6.00
TOTAL 161.60
CHECK 161.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/88 01 12:49 0001 4172

IDENTIF. REFERENCE

0 0 7 3 0

DEC 5 1988

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 160396