File Box 43

BOOK 7788 PAGE 428

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,217.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 19 89.

Notary Public

MY COMMISSION EXPIRES 10-9-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Donald J. Mazintas	STANDARD FEDERAL SAVINGS BANK	MAP 96-6
(NAME)	(NAME)	
2920 Sinbad Dr.	P. O. Box 9481	PAR 203
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville,Tn. 37214	Gaithersburg, MD 20898	3DZ 58122
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, James M. Swarthout, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Mazintas

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

LAND in Davidson County, Tennessee being Lot No. 19 on the plan of Cloverhill Section 2 as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James M. Swarthout by deed from Harold H. Bates and wife, Jean M. Bates, the said Harold H. Bates having since died, of record in Book 7484, Page 111, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 7484, Page 114, said Register's Office, payable according to the terms and conditions therein.

147.63

IDENTIFICATION REFERENCE

Mar 8 11 09 AM '89

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN

3679 03/08 0101 03CHECK 218.36

unimproved (X)
This is improved ( ) property, known as 2920 Sinbad Drive, Nashville, Tennessee 37214
(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 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 his hand this 19th day of December, 1988

JAMES M. SWARTHOUT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, RICHARD D TAYLOR, a Notary Public in and for said County and State, the within named James M. Swarthout

~~(or proved to me upon the basis of satisfactory evidence)~~ 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 Nashville, Tennessee, this 7th day of December 19 88

Commission expires July 10, 1990

Richard D Taylor
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

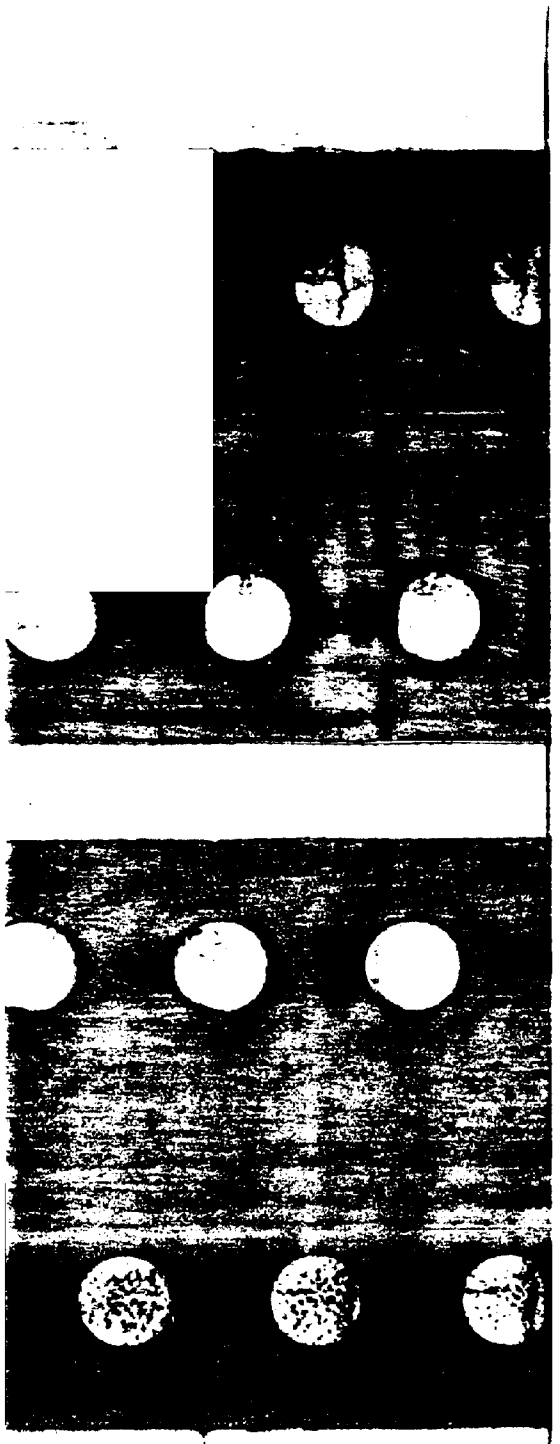
_____
Notary Public

WARRANTY DEED

FROM
James M. Swarthout

TO
Donald J. Mazintas

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



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 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	64217.49
CON TX	211.86
PRFEE	0.50
WDEED	6.00
TOTAL	218.36
CHECK	218.36

03/08/89 01 11:11 0001 3679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14763

IDENTIFICATION

MAR 8 11 09 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 188239