STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,700.00

Jerry W. Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
CHRISTINE DRIVER, UNMARRIED	SOVRAN MORTGAGE CORPORATION	44-5-31
(NAME)	(NAME)	
320 KEETON AVENUE	1512 WILLOW LAWN DRIVE	4D 38095
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138	RICHMOND, VIRGINIA 23230-3479	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, THOMAS C. FICHTEL AND WIFE, JUDY D. FICHTEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINE DRIVER, UNMARRIED AND, JERRY W. SWANSON, UNMARRIED

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 THE NORTHERLY 31 FEET OF LOT NO. 57 AND THE SOUTHEASTERLY 32 FEET OF LOT NO. 56 ON THE UNRECORDED MAP OF SCENIC VIEW SUBDIVISION AND BEING DESIGNATED AT LOT GG ON THE UNRECORDED MAP OF CERTAIN LOTS IN SCENIC VIEW SUBDIVISION, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY JAMES L. MURPHY, JR., SURVEYOR ON JUNE 2, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF KEETON AVENUE, 63 FEET SOUTHEAST FROM A 20 FOOT STRIP DEDICATED AS A PUBLIC WALKWAY; THENCE SOUTHWESTERLY PARALLEL TO SAID 20 FOOT STRIP, 165 FEET TO A POINT; THENCE SOUTHEASTERLY 63 FEET TO A POINT; THENCE NORTHEASTERLY 165 FEET TO THE MARGIN OF KEETON AVENUE; THENCE WITH THE MARGIN OF KEETON AVENUE, NORTHWESTERLY 63 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. FICHTEL AND WIFE, JUDY D. FICHTEL BY DEED OF RECORD IN BOOK 6046, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

2845 1 APR 28 8 10 AM '89

9976 04/28 0101 03CHECK 140.81

This is improved X unimproved property, known as 320 KEETON AVENUE , OLD HICKORY , TN , 37138
(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 our hand s this 20th day of April , 19 89

THOMAS C. FICHTEL: Thomas C. Fichtel

JUDY D. FICHTEL: Judy D. Fichtel

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, THOMAS C. FICHTEL AND WIFE, JUDY D. FICHTEL

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

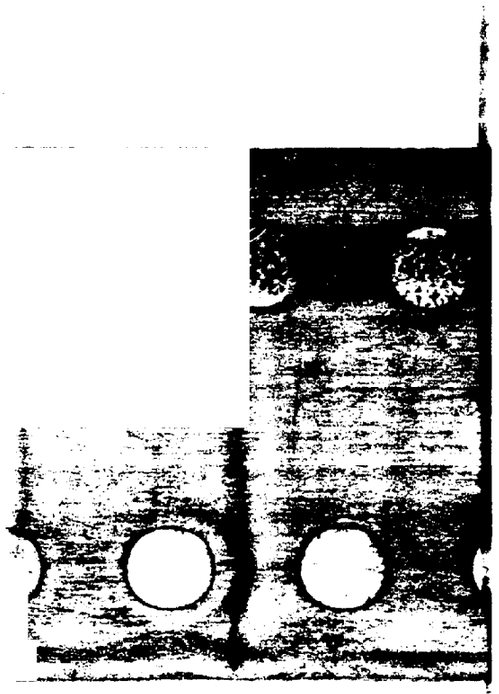
THOMAS C. FICHTEL, et ux

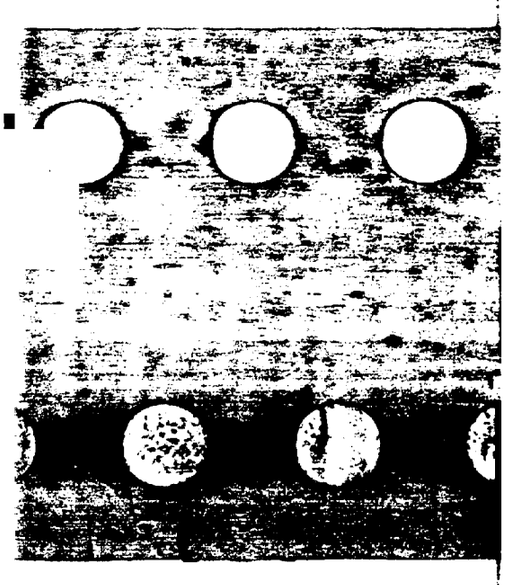
TO

CHRISTINE DRIVER, unmarried and

JERRY W. SWANSON, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 105

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 40700.00
CON TX 134.31
PRFEE 0.50
WDEED 6.00
TOTAL 140.81
CHECK 140.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/89 01 08:11 0001 9976

28454

APR 28 8 10 AM '89

No. 204304