BOOK PAGE

FORM NO. WD-1

5902
99-980302-4
Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Wallace Steven Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 89

Notary Public

MY COMMISSION EXPIRES: SEPT 93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace Steven Craig (NAME)	Fidelity Federal Savings & Loan (NAME)	86-07-6400
108 Jackson's Retreat Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-01185
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, R. Lamar Swindoll and wife, Virginia A. Swindoll

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace Steven Craig and wife, Lisa Kay Craig

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. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, page 286, Register's Office for said County.

Said Lot No. 48 fronts 32.9 feet on the northerly margin of Jackson's Retreat Court and runs back 134.85 feet on the westerly line and 179.5 feet on the easterly line to a broken line in the rear measuring a total of 185.0 feet thereon.

Being the same property conveyed to R. Lamar Swindoll and wife, Virginia A. Swindoll by deed from Administrator of Veteran's Affairs as of record in Book 7829, page 101, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 5200, page 286, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Jackson's Retreat Court, an 8 foot minimum building setback line from both side lot lines, a 20 foot minimum building setback line from the broken rear line, a 10 foot public utility and drainage easement on the easterly portion of the broken rear line, and a 2.5 X 25 foot anchor easement on the southwesterly front corner.

Restrictions contained in instrument of record in Book 5676, page 67, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 108 Jackson's Retreat Court, Hermitage, Tennessee 37076
(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 seised 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 their hands this 25th day of August, 19 89

R. Lamar Swindoll

Virginia A. Swindoll

STATE OF TENNESSEE
Davidson County

BOOK 7925 PAGE 632

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Lamar Swindoll and wife, Virginia A. Swindoll

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 1989.

Notary Public

Commission Expires 3/27/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

R. Lamar Swindoll and wife,
Virginia A. Swindoll

TO

Wallace Steven Craig and wife,
Lisa Kay Craig

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

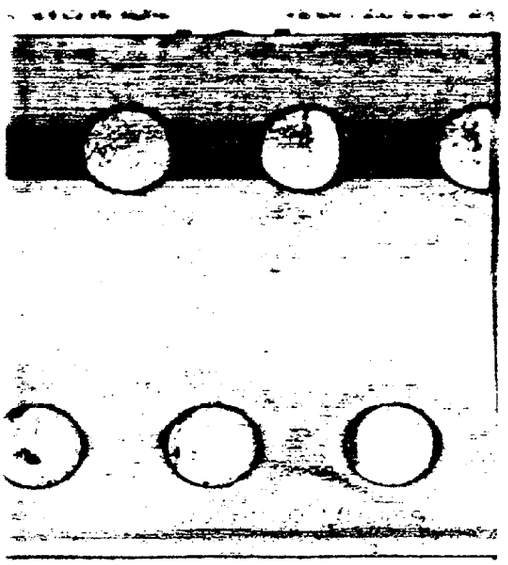
IDENTIFICATION REFERENCE

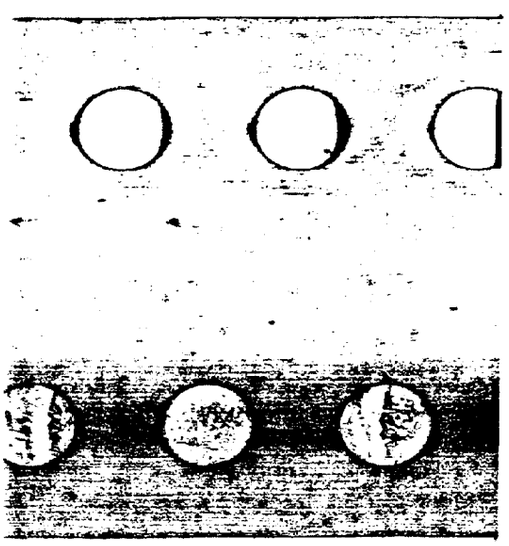
6 1 7 6 4

AUG 29 2 49 PM '89

PEGGY Z. WILLIAMS
DAVIDSON COUNTY, TN

0460 08/29 0101 03CHECK 228.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7925 PAGE 633

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/29/88 01 14:51 0001 0460

6 1 7 6 4.

IDENTIFICATION REFERENCE

AUG 29 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243663