THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Gregory W. Carter, et ux 3128 Margie Drive Joelton, TN 37080	Same as New Owner	Map 15-14 Parcel 74 14D-51714

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LARRY BLANE SWIGER and wife, BRENDA D. SWIGER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY W. CARTER and wife, TERESA M. CARTER, hereinafter referred to as the "GRANTEES", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Williams Hills, Section 2, as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Larry Blane Swiger and wife, Brenda D. Swiger, by Substitute Trustee's Deed from James D. Lane, II, Trustee, of record in Book 7954, page 638, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs, representatives and assigns, forever.

And, we, the GRANTORS, 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 warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEES herein.

2. Subject to Restrictive Covenants contained in an instrument of record in Book 4576, page 846, Register's Office for Davidson County, Tennessee.

3. Subject to those matters as may appear on the plan of record in Book 4460, page 62, said Register's Office, which includes a 125-foot minimum building setback line from Margie Drive, a 16-foot easement for public utility and drainage purposes along the rear line of said lot, a 10-foot public utility and drainage easement along the northerly line of said lot, and a 2.5 X 30-foot utility anchor easement located on the southwesterly corner of said lot.

And GRANTORS further covenants and binds themselves, their

heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of OCTOBER, 1989.

Larry Blane Swiger
LARRY BLANE SWIGER

Brenda D. Swiger
BRENDA D. SWIGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY BLANE SWIGER and wife, BRENDA D. SWIGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of OCTOBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE

My Commission Expires: 12/31/89

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,000.00 .

Gregory W. Carter
Affiant

Sworn to and subscribed before me, this the 12th day of OCTOBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE

My Commission Expires: 12/31/89

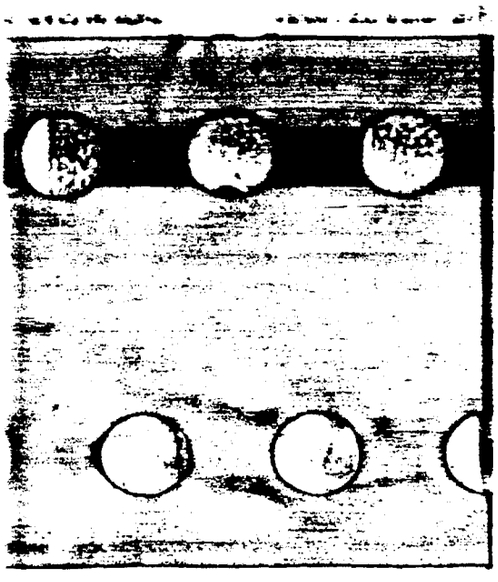
73839

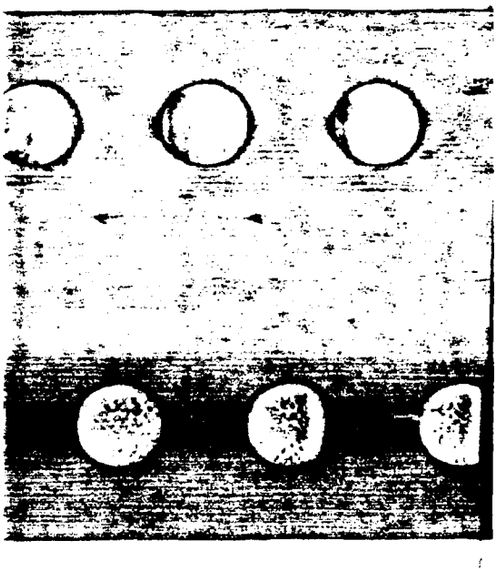
IDENTIF. TREFERENCE

Oct 13 10 16 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5503 10/13 0101 03CHECK 135.70





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7960 PAGE 273

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 39000.00
				CON TX 128.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 135.70
				CHECK 135.70
10/13/89	01			10:18 0001 5503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73839

IDENTIF. TREFERENCE

OCT 13 10 16 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257666