THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 8021 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Patricia Ann Hankins and Sallye Snapp 321 Sarver Avenue Madison, TN 37115	Same	Map # 43-1 Parcel # 167

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARILYN H. SWINEA and husband, HAROLD F. SWINEA, do hereby transfer and convey unto PATRICIA ANN HANKINS, UNMARRIED, and SALLYE SNAPP, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 3 on the Resubdivision of Lot "J" of the W.P. Ready Subdivision of the Thorton Tract, a plat of which is of record in Book 5210, Page 381, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 74 feet on the northerly side of Sarver Avenue and runs back between parallel lines 293.01 feet to a dead line in the rear on which it measures 74 feet.

BEING the same property conveyed to Marily H. Swinea and husband, Harold F. Swinea by deed from Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, and Donald W. Hankins of record in Book 5780, Page 924, and re-recorded in Book 8021, Page 175, Register's Office for Davidson County, Tennessee.

This is improved real property known as 323 Sarver Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said PATRICIA ANN HANKINS and SALLYE SNAPP, their heirs, successors and assigns forever.

The undersigned covenant with the said PATRICIA ANN HANKINS and SALLYE SNAPP, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Matters set forth on the Plan of record in Book 5210, Page 381, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said PATRICIA ANN HANKINS and SALLYE SNAPP, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

94634

[redacted]

IN WITNESS WHEREOF, the undersigned have executed this instrument this 5 day of January, 1990.

Marilyn H. Swinea
MARILYN H. SWINEA

Harold F. Swinea
HAROLD F. SWINEA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN MAXEY Smith a Notary Public in and for said State and County, MARILYN H. SWINEA and husband, HAROLD F. SWINEA, the within named 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 5 day of January, 1990.

Warren Maxey Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

WARREN MAXEY SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $51,608.00.

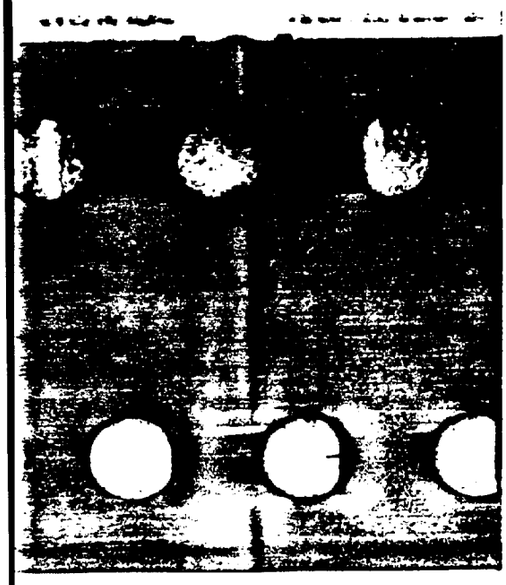
Patricia A. Hankins
AFFIANT

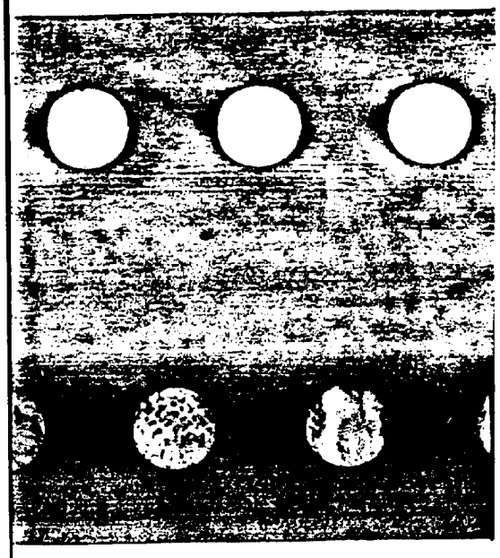
Sworn to and subscribed before me this 5 day of January, 1990.

Warren Maxey Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

WARREN MAXEY SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 179

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	51608.00
CON TX	170.28
PRFEE	1.00
WDEED	6.00
TOTAL	177.28
CHECK	177.28

01/08/90 01 11:49 0001 1030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94634

IDENTIFICATION REFERENCE

JAN 8 11 48 AM '90

DAVIDSON COUNTY, TN

No. 282173