WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
Robert B. Young, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hunter	SAME	MAP 91-12
(NAME)	(NAME)	
4302 Georgia Ave		PARCEL 100
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FOUR THOUSAND TWO HUNDRED FIFTY-SEVEN 38/100 DOLLARS ($24,257.38) OF WHICH TWO THOUSAND THREE HUNDRED FORTY-SIX AND 07/100 ($2,346.07) CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, AND FOR THE REMAINING TWENTY-ONE THOUSAND NINE HUNDRED ELEVEN AND 31/100 ($21,911.31) GRANTEE ASSUMES AND AGREES TO PAY SAID AMOUNT PURSUANT TO THE TERMS AND CONDITIONS CONTAINED IN AN INSTALLMENT EXECUTED BY ROY SWIFT AND WIFE, LINDA SWIFT PAYABLE TO JAMES C. PICKETT AS OF RECORD IN BOOK 6918 PAGE 378 R.O.D.C. TENNESSEE ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

We, Roy Swift and wife, Linda Swift, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hunter, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 6:
BEING Lot No.. 205 and the westerly 15.5 feet of Lot No. 203 of Block No. 30, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, said Register's Office.

SAID Lot No. 205 and part of Lot No. 203 front together 40.5 feet on the northerly side of Georgia Avenue, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Roy Swift and wife, Linda Swift, by deed from James C. Pickett of record in Book 6918 Page 378 Register's Office for Davidson County, Tennessee.

James R. Hunter joins in this conveyance for the express purpose of acknowledging his assumption and agreement to pay the balance of the indebtedness hereon, his agreement to pay same according to its terms and conditions and hold the Grantors harmless therefore.

James C. Pickett does affix his signature below signifying approval of the note assumption by the Grantee and affirming that he is still the Holder thereof and consents to this transaction.

1989 Property taxes assumed by Buyer.

Improved Property 4302 Georgia Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (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 hands this 22 day of February 1990.

x Roy Swift
ROY SWIFT

x Linda Swift
LINDA SWIFT

x James R. Hunter
JAMES R. HUNTER

James C. Pickett
JAMES C. PICKETT

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $24,257.38
[Subscribed and sworn to before me, this the 22 day of
[February, 1990.
[x James R. Hunter
[Affiant
[My commission expires: January 9, 1991
[(Affix Seal)
[Robert B. Young
[NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Swift, Linda Swift, James R. Hunter, James C. Pickett, 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 22 day of February, 1990.

Robert B. Young
NOTARY PUBLIC

My commission expires: January 9, 1991

06986

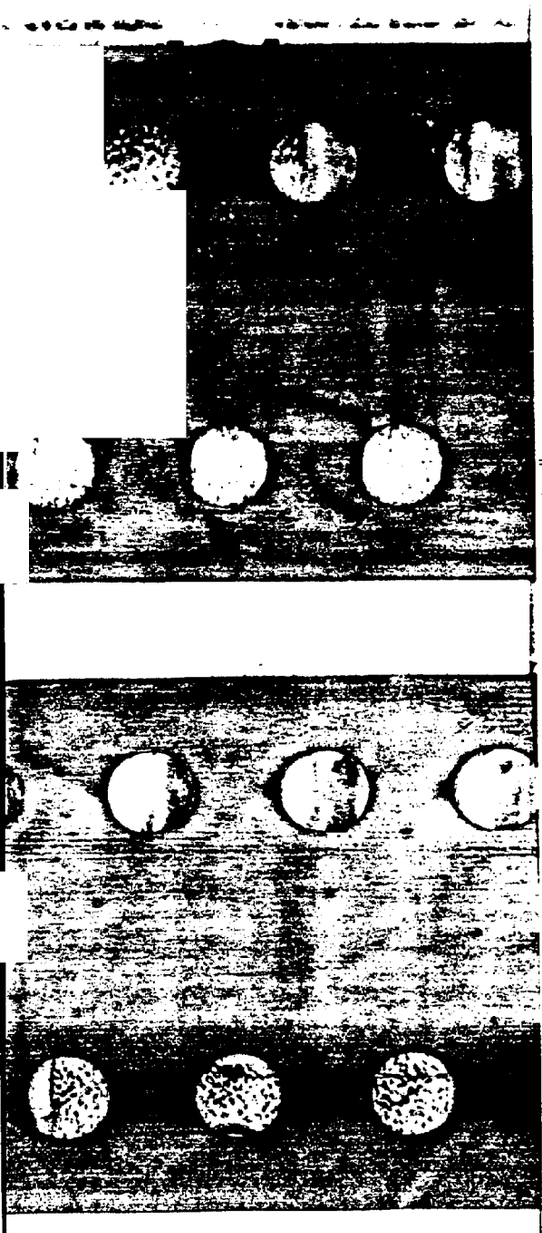
IDENTIF. TREFERENCE

FEB 28 12 39 PM '90

DAVIDSON COUNTY TN.

RECD

6551 02/28 0101 03CHECK 87.19



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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 27

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 24257.38
				CON TX 80.19
				PRFEE 1.00
				WDEED 6.00
				TOTAL 87.19
				CHECK 87.19
			02/28/90 01	12:35 0001 6551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06986

IDENTIF. REFERENCE

FEB 28 12 39 PM '90

DAVIDSON COUNTY TN.

No. 296504