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STATE OF TENNESSEE]

COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Subscribed & sworn to before me, this the 11th day of May, 19 90.

Notary

Commission Expires: March 11, 1991

Mail

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Stephen N. Wilcox etal	Empire of America Realty	135-16A-26
2404 Ravine Drive	100 Seneca Street	
Nashville, TN 37217	Buffalo, NY 14203	

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 Don Swartz, Jr.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen N. Wilcox and Margaret Ann Lee, both Unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of the Subdivision for Tracts, 8, 9, and 10 of Nashboro Village, of record in Book 5200, pages 186 thru 189, Register's Office for said County.

Said Lot No. 42 fronts 51.28 feet on the easterly margin of Ravine Drive and extends 94.14 feet on the northwesterly line and 132.50 feet on the southerly line to a dead line in the rear, measuring 135.55 feet thereon.

Being the same property conveyed to Don Swartz, Jr. by deed from Roger Lee Howe and wife, Rebecca C. Howe of record in Book 8093, page 359, Register's Office for Davidson County, Tennessee.

Restrictions contained in Book 5588, page 429 and Book 5465, page 561, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (x) 2404 Ravine Drive, Nashville, Tennessee 37217

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of May, 19 90.

Don Swartz, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named Don Swartz, Jr.

the bargainor, with whom I am personally acquainted, & who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand & official seal at Nashville, Tennessee, this 11th day of May, 19 90.

Commission Expires:
March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himself, herself, themselves) to be the _____ & _____ of the _____ the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ & _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

Commission Expires:
_____

_____
Notary Public

WARRANTY DEED

FROM
Don Swartz, Jr.

TO
Stephen N. Wilcox
Margaret Ann Lee

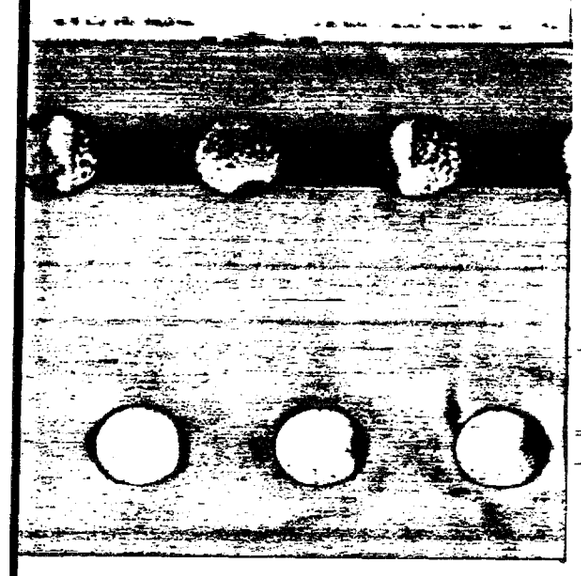
6498 06/04 0101 03CHECK 485.50

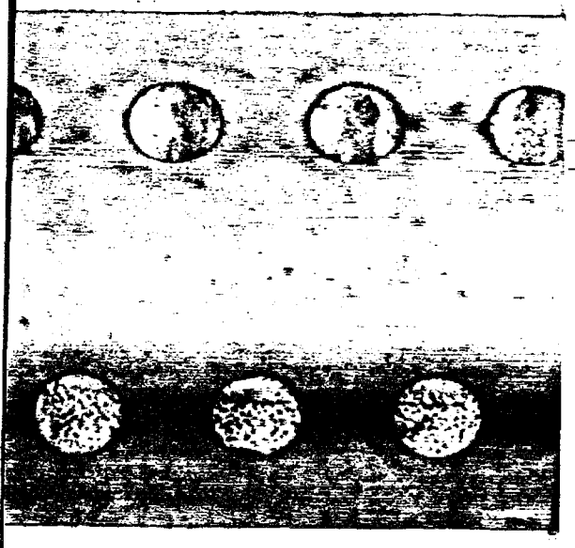
30537

IDENTIF. REFERENCE

JUN 4 9 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 478.50
PRFEE 1.00
WDEED 6.00
TOTAL 485.50
CHECK 485.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6498

30537.

IDENTIF. REFERENCE

JUN 4 9 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324197