BOOK 8159 PAGE 528

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1990

Notary Public

MY COMMISSION EXPIRES 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Swinney Family Trust (NAME)	Owner (NAME)	MAP 53-12
1108 Forest Ridge Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 218
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	2W10158

FOR AND 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, Marion Vance, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Swinney Family Trust, William A. Swinney, Trustee, with full power and complete power to mortgage, sell, transfer and convey, make any disposition of said property without **

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.

BEING part of Lots 12 and 13 of Block 6 on the plan of Dabbs & Elliott Subdivision No. 1, as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee, and described according to a survey by R. L. Montonya Land Surveying, dated May 20, 1985, as follows:

BEGINNING at the intersection of the northerly margin of Old Hickory Boulevard as widened and the westerly margin of 32nd Street; thence, along said northerly margin North 46 degrees 14 minutes 43 seconds West 112.0 feet to a point, this being the point of beginning for this described tract; thence, continuing with said northerly margin North 46 degrees 14 minutes 43 seconds West 29.23 feet to a point; thence, along the west line of this tract North 43 degrees 56 minutes 31 seconds East 120.0 feet to a point in the southerly margin of a 10 foot alley; thence, with said southerly margin South 46 degrees 14 minutes 43 seconds East 28.94 feet to a point, said point being 112 feet from the westerly margin of 32nd Street; thence, along the easterly line of this tract South 43 degrees 48 minutes 16 seconds West 120.0 feet to the point of beginning containing 3,490 square feet.

BEING the same property conveyed to W. R. Vance and wife, Marion Vance by deed from Richard C. Bradley, Trustee, of record in Book 6585, Page 496, Register's Office for said County. The said W. R. Vance now deceased.

** the necessity of the joinder of any beneficiary.

This is improved (XX) unimproved ( ) property, known as 3007 Hadley Avenue, Old Hickory, TN 37138
(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 heir 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 covey 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 my hand this 23rd day of July, 19 90

Marion Vance

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Vance, a widow

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1990.

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (his oath / himself) (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ 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_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Marion Vance~~

TO

Swinney Family Trust

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

3074 07/25 0101 03CHECK 91.15

JUL 25 8 28 AM '90

4 3 5 2 7 0

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 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 25500.00

CON TX 84.15
PRFEE 1.00
WDEED 6.00
TOTAL 91.15
CHECK 91.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/25/90 01 98:30 0001 3074

43926

JUL 25 8 28 AM '90

No. 339877