THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $47,527.96.

Darryl Edward Swinea
Affiant

Subscribed and sworn to before this 21st day of September, 1990.

Notary Public

My Commission Expires: 2-24-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
DARRYL EDWARD SWINEA 77 Valeria Street Nashville, Tennessee 37211	ALTUS BANK P.O. Box 7006 Dothan, Alabama 36302	MAP 119-2 PARCEL 222 6DA 15329

2137 09/26 0101 03CHECK 163.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND FIVE HUNDRED TWENTY SEVEN AND 96/100 DOLLARS, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **MELODY LEE NICELY, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DARRYL EDWARD SWINEA, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 209, part of the W.C. Miller Home Place, on the Plan of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melody Lee Nicely, unmarried, by deed from Kenneth S. Victory of record in Book 7480, page 727, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Tennessee Mortgage Corporation of record in Book 7480, page 730, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 77 Valeria Street, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all per-

sons 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of September, 1990.

Melody Lee Nicely
MELODY LEE NICELY

Edward
Darryl Swinea
DARRYL EDWARD SWINEA-Grantee

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 MELODY LEE NICELY and DARRYL EDWARD SWINEA, 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 this 21st day of September, 1990.

Notary Public

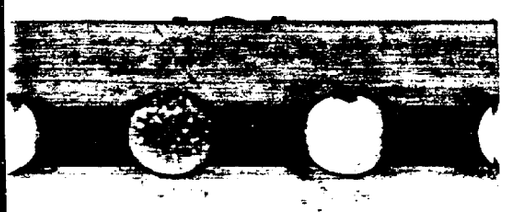
My Commission Expires:

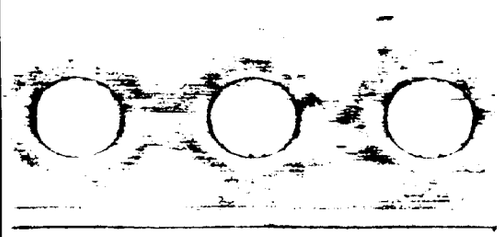
1-23-94

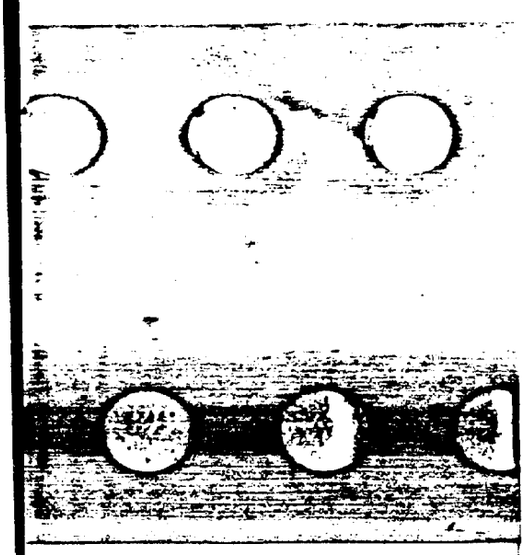
STATE OF TENNESSEE NOTARY PUBLIC LAURA MITCHELL WATTS

60039

SEP 26 9 16 AM '90







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8203 PAGE 172

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 47527.96
CON TX 156.75
PRFEE 1.00
WDEED 6.00
TOTAL 163.75
CHECK 163.75

09/26/90 01 09:17 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60039

IDENTIFICATION

SEP 26 9 16 AM '90

No. 358742