PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30426)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 67500.00

Affiant

Sworn to and subscribed before me this 28th day of September, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Linda Jane Swartzbaugh 319 Thompson Lane Nashville, TN 37211	Atlantic Coast Mortgage Company 12700 Fair Lakes Circle, Ste. 400 Fairfax, VA 22033	119-4-46/2DA-16090

WARRANTY DEED

BOOK 8205 PAGE 245

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James J. Fox, III and spouse, Carol G. Fox,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda Jane Swartzbaugh,** hereinafter called the **Grantee**, Grantee's 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. 10 on the plan of Glencliff Estates Section Four, of record in Book 1835, page 79, Register's Office for said County.

SAID Lot No. 10 fronts 122.0 feet on the northwesterly margin of Thompson Lane and extends back 232.9 feet on the northeasterly line and 250.6 feet on the southeasterly line to a dead line in the rear, measuring 123.4 feet thereon.

BEING the same property conveyed to James J. Fox, III etux, Carol G. Fox by deed from Mary W. Sullivan, unmarried, of record in Book 5500, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Carol G. Fox by James J. Fox, III as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

[illegible] 229.75

This is improved property, known as: 319 Thompson Lane, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1990.

James J. Fox, III

Carol G. Fox BY: James J. Fox, III, Atty. in Fox

State of Tennessee
County of Davidson

On this 28th day of September, 1990, before me the undersigned authority, personally appeared James J. Fox, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

W & I: 12/89

BOOK 8205 PAGE 246

EXHIBIT "A"
To
WARRANTY DEED

FROM: James J. Fox, III and Carol G. Fox

TO: Linda Jane Swartzbaugh

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 **James J. Fox, III**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Carol G. Fox**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1990.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 9, 1991

State of Tennessee
County of Davidson

SEP 28 11 05 AM '90

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James J. Fox, III, Affiant

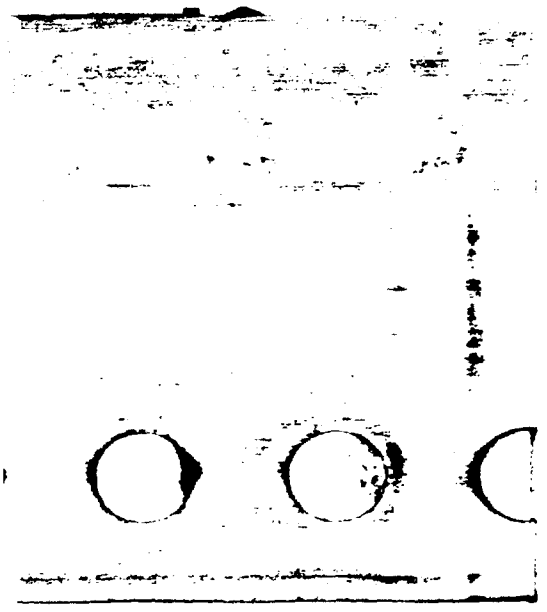
Sworn to and subscribed before me this

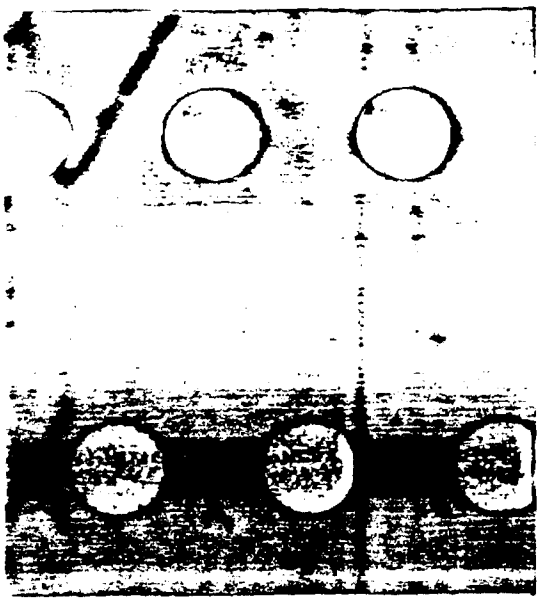
28th day of September, 1990.

Notary Public

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8205 PAGE 247

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 67500.00
DON TX 222.75
PRFEE 1.00
MTGFEE 6.00
TOTAL 229.75
CHECK 229.75

[illegible] 01 11105 0001 3043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6U7784

SEP 28 11 05 AM '90

No. 359637