PICK-UP

WARRANTY DEED

63591

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

X _____
Affiant

Sworn to and subscribed before me this 8 day of Oct, 1990

_____
Notary Public

My Commission Expires: 1-9-91

IDENTIF. REFERENCE

OCT 9 10 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

BOOK 8213 PAGE 900

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
The Swinney Family Trust William H. Swinney, Trustee 3007 Old Hickory Blvd Old Hickory, Tn 37138	Same
Map - Parcel Number:	
Map 91-11, Parcel 277 FB #12W49625	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, EDNELIA MAI MANNING, hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto THE SWINNEY FAMILY TRUST, William A Swinney, TRUSTEE, hereinafter called grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 24 and 26 of Block 97 on Plan 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 24 and 26 front together 50 feet on the westerly side of 49th Avenue North, formerly 8th Street, and run back between parallel lines with the southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to Ednelia Mai Manning by deed from James E. Fulkerson and Ester Ann Yost by her attorney in fact, Diana Morris, of record in Book 8196, page 820, Register's Office for Davidson County, Tennessee.

The above property is not the place of principal residence of the grantor herein.

This is improved property known as 611 49th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns forever; and I do covenant with the said grantee that I am lawfully seised 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, its successors 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 8 day of Oct, 1990.

Ednelia Mai Manning
EDNELIA MAI MANNING

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDNELIA MAI MANNING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of Oct 1990.

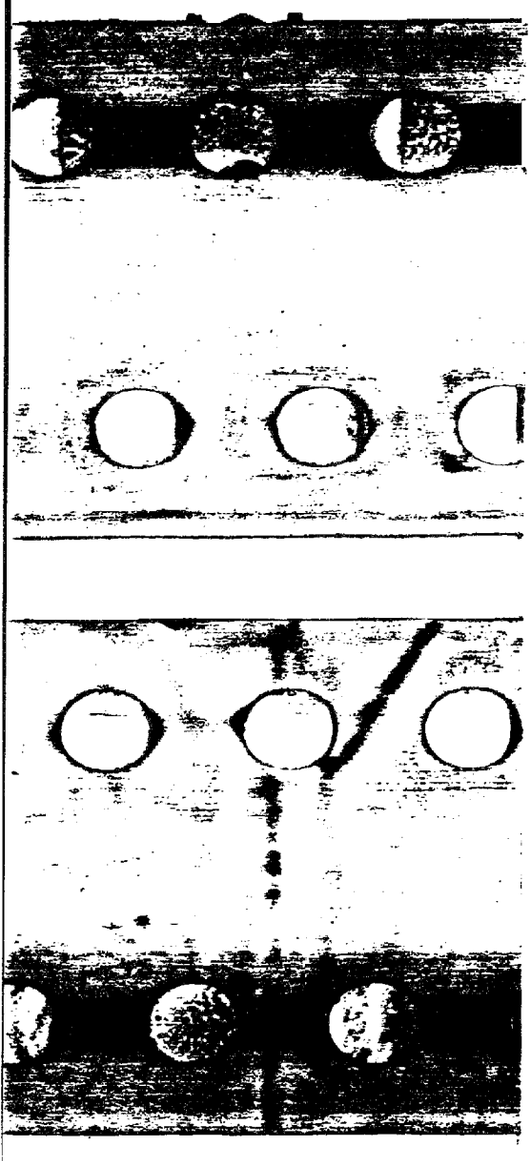
Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 1-9-91

8605 10/09 0101 03CHECK 66.40

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8213 PAGE 902

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 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 6.00
TOTAL 66.40
CHECK 66.40

10/09/90 01 10:24 0001 8605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63591

IDENTIF. REFERENCE

OCT 9 10 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362870