BOOK 8276 PAGE 802

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,400.00

Jesse W. Swinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1991.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP PARCEL NUMBERS
Jesse W. Swinger and wife, Michele Swinger (NAME)	Same (NAME)	Map 091-04
1214 39th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 8
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	08DA-14865

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. Sheila D. Adams/Administratrix for the Estate of Nathaniel J. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse W. Swinger and wife, Michele Swinger

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 Lot No. 43 on the Plan of George I, Waddey's State Normal Subdivision, not of record, described according to a survey by W.B. Southgate, June ___, 1916, as follows:

BEGINNING on the easterly margin of 39th Avenue, North, at the corner of Lot Nos. 43 and 44, said point being 250 feet northerly from the northeast corner of said 39th Avenue North and Centennial Boulevard; thence with the line between said Lot Nos. 43 and 44, eastwardly 150 feet toa point on the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 50 feet to the corner of Lots Nos. 42 and 43; thence with the line between said Lot Nos. 42 and 43, westwardly 150 feet to the easterly margin of 39th Avenue North; thence with the easterly margin of said Avenue, southwardly 50 feet to the beginning. This is the same description as in the previous deed of record.

BEING the same property conveyed to Nathaniel J. Hamilton by Quitclaim Deed from Richard R. Clark, Trustee, of record in Book 5953, page 638, Register's Office for Davidson County, Tennessee. The said Nathaniel J. Hamilton having since died. By order of Probate Court for Davidson County, Tennessee, Sheila D. Adams, Administratrix of the Estate of Nathaniel J. Hamilton, has been ordered to sell the property.

Nathaniel J. Hamilton and Joel Nathaniel Hamilton are one and the same person.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (xx) property, known as 1210 39th Avenue North (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37209 (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 heirs 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 convey 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 Whereever 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 15th day of January, 19 91
Estate of Nathaniel J. Hamilton

By: Sheila D. Adams/Administratrix

Sheila D. Adams

STATE OF TENNESSEE)
_____ COUNTY)

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Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _he_ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____ _____
Notary Public

STATE OF TENNESSEE)
Davidson COUNTY)

(AFFIX SEAL)

Personally appeared before me, Sheila D. Adams/Administratrix of the
(Name of officer) (Offical capacity of officer)
Estate of Nathaniel J. Hamilton

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, and who further acknowledged that s_ he_ is the
Administratrix of the Estate of Nathaniel J. Hamilton
("attorney-in-fact" or "president" or "general partner")
of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 15th day of January 19 91.

My Commission Expires 5/22/93 _____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Estate of Nathaniel J. Hamilton

TO
Jesse W. Swinger and wife,
Michele Swinger

This form compliments of:

title escrow, inc.

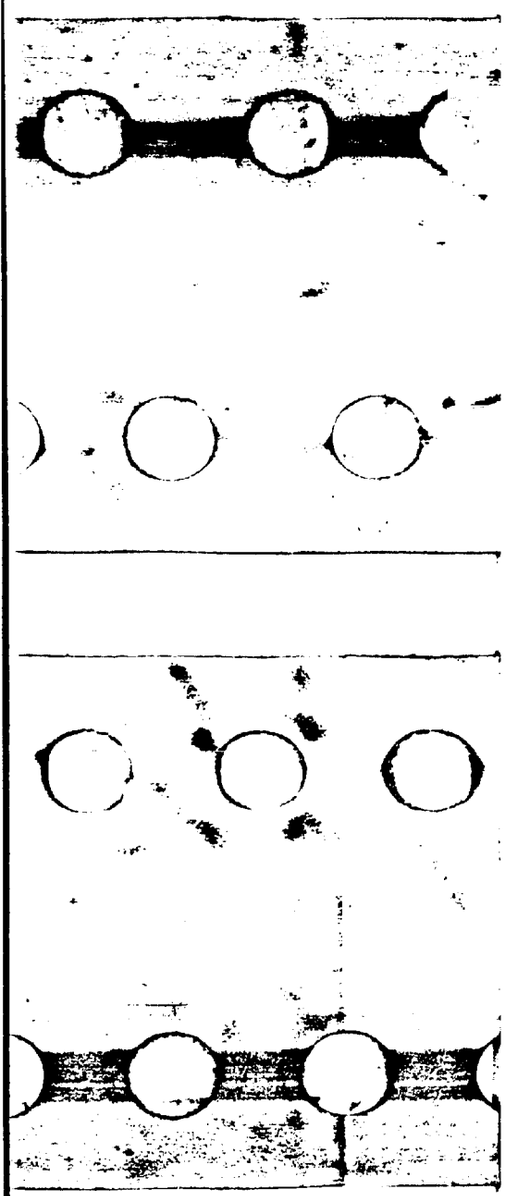
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

86604

IDENTIF. REFERENCE

JAN 16 12 50 PM '91
FELIX A. ...
DAVIDSON COUNTY TN.

055 01/15 0101 03CHECK 31.42



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	7400.00
CON TX	24.42
PRFEE	1.00
WDEED	6.00
TOTAL	31.42
CHECK	31.42

01/15/91 01 12:49 0001 6066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8664

IDENTIF. REFERENCE

JAN 15 12 50 PM '91

DAVIDSON COUNTY TN.

No. 389924