FILE BOX 3

BOOK 8319 PAGE 183

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Edward L. Swinger 554 Old Hickory Blvd. Nashville, TN 37209	SAME	MAP 59-5 PARCEL 272 13DA-40390

This Instrument Prepared by Jack Case Wilson, Esq.
Cumberland Title Company, 25 Century Bv., Suite 405
Nashville, Tennessee, 37214

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee, (Grantor) has bargained and sold, and hereby transfers and conveys to Edward L. Swinger, unmarried (Grantee) and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the property).

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Edward L. Swinger and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate taxes for the current year which have been assumed by the Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee and assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed this 12th day of March, 1991.

Matthew L. Stark, Vice President (GRANTOR)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

7629 03/29 0101 03CHECK 89.50

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Stark with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Dominion Bank of Middle Tennessee the within named bargainor, and corporation, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 1991.

Jack Case Wilson
Notary Public

My Commission Expires 5/12/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Priscilla Neal
Affiant

Subsrcibed to and sworn before me this 12th of March, 1991.

Megan E. Maxwell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 5-11-92

EXHIBIT A

Land in Davidson County, Tennessee;

Being Lot No. 277 on the Plan of Buena Vista Estates, Section 6, as of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 277 fronts 65 feet on the westerly margin of Vista Valley Court and extends back 220.2 feet on the northerly line and 246 feet on the southerly line to a dead line in the rear measuring 69.9 feet thereon.

Being the same property conveyed to Dominion Bank of Middle Tennessee by Successor Trustee's Deed from Thomas W. Lawless, Successor Trustee of record in Book 8128, Page 58 and rerecorded in Book 8301, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4620, page 147 and rerecorded in Book 4620, Page 886, Register's Office for said County.

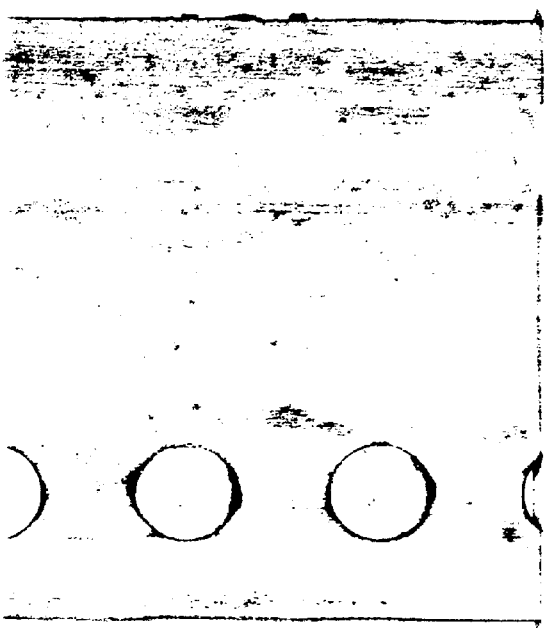
Subject to Water Main Easement of record in Book 2504, Page 381, Register's Office for said County.

026774

IDENTIF. & REFERENCED

MAR 29 10 27 AM '91

FELIX Z. WILSON, JR.
DAVIDSON COUNTY TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 185

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 25000.00
CON TX 82.50
PRFEE 1.00
WDEED 6.00
TOTAL 89.50

CHECK 89.50
03/29/91 01 10:27 0001 7629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02674

IDENTIF. REFERENCE

MAR 29 10 27 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 408352