BOOK 8819 PAGE 434

Name and Address of New Owner:

James L. Swett, et ux.
4013 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills To:

Same

Prepared by:

D.W. McMackin
McMackin, Garfinkle,
McLemore & Walker
P.O. Box 2758
Nashville, TN 37219-2758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel Number
81-6-332
8DA12820

The actual consideration or value, whichever is greater, for this transfer is $33,127.18.

James L. Swett
Affiant

7737 03/29 0101 03CHECK 119.23

Subscribed and sworn to before me on this 27th day of March, 1991.

Margaret L. Carlotta
Notary Public

My Commission Expires: 3-3-92
(AFFIX SEAL)

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100----------

----------($10.00)----------Dollars cash in hand paid and other good and valuable consideration and the assumption of the payment of the unpaid balance due and owing on that certain promissory note dated May 28, 1987, executed by Danny E. Gardner, unmarried, and payable to the order of Associates Financial Services Company, Inc., in the original face amount of $35,639.99, the payment of which is secured by a deed of trust of record in Book 7251, page 728, Register's Office, Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged, I, DANNY E. GARDNER, unmarried, hereinafter called Grantor, have bargained and sold and by these presents do transfer and convey unto the said JAMES L. SWETT and wife, ALICE SWETT, their heirs 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 part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the westerly margin of 24th Avenue North 213 feet southerly from the southerly margin of the New Hydes Ferry Road; thence with the

westerly margin of 24th Avenue North, southwardly 64 feet; thence westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with the said line northwardly 76 feet to a point 101.5 feet southerly from the southerly margin of an alley; thence eastwardly 200 feet to the beginning.

BEING the same property conveyed to Danny E. Gardner by deed from Annie Mai Rosenberg, Martha Ruth Kilpatrick, Beatrice S. Crump and William A. Smith, being all the heirs at law of Nine Mae Smith, deceased, of record in Book 6423, page 150, as corrected in Book 6956, page 776, Register's Office, Davidson County, TN.

This is improved property located at 2015 24th Avenue North, Nashville, TN 37208.

This conveyance is SUBJECT to that certain deed of trust executed by Danny E. Gardner, unmarried, to Harl Rose, Trustee, of record in Book 7251, page 728, Register's Office, Davidson County, Tennessee, dated May 28, 1987, to secure to Associates Financial Services Company, Inc., the payment of an indebtedness in the original face amount of $35,639.99, the payment of which is nereby assumed by Grantees; SUBJECT to easements and setback lines of record in Book 31, page 603, said Register's Office; SUBJECT to restrictive covenants; and SUBJECT to 1991 real estate taxes, the payment of which is hereby assumed by Grantees.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES L. SWETT and wife, ALICE SWETT 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, except as provided above.

And DANNY E. GARDNER, unmarried, does further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES L. SWETT and wife, ALICE SWETT, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands on this 27th day of March, 1991,

GRANTEES:

James L. Swett
James L. Swett

Alice J. Swett
Alice Swett

GRANTOR:

Danny E. Gardner
Danny E. Gardner, Unmarried

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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 Danny E. Gardner, unmarried, and James L. Swett and wife, Alice Swett, 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 at Nashville, Tennessee, this 27th day of March, 1991.

Notary Public

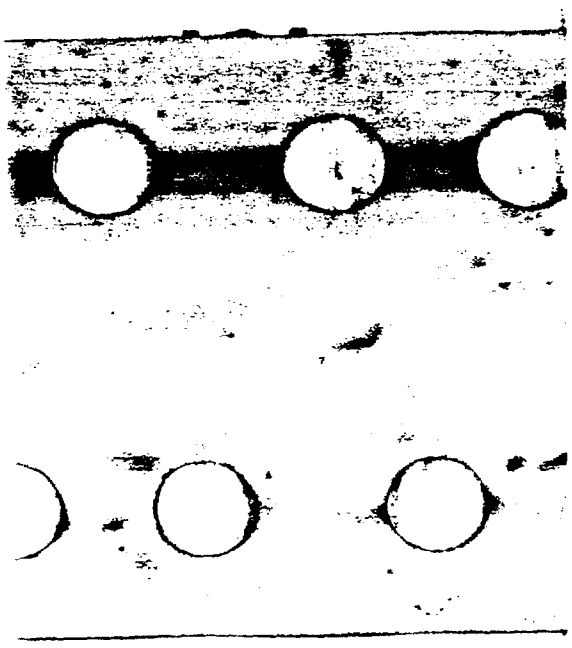
Commission Expires: 3-3-92

02752

IDENTIF. ↑REFERENCE

MAR 29 12 15 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

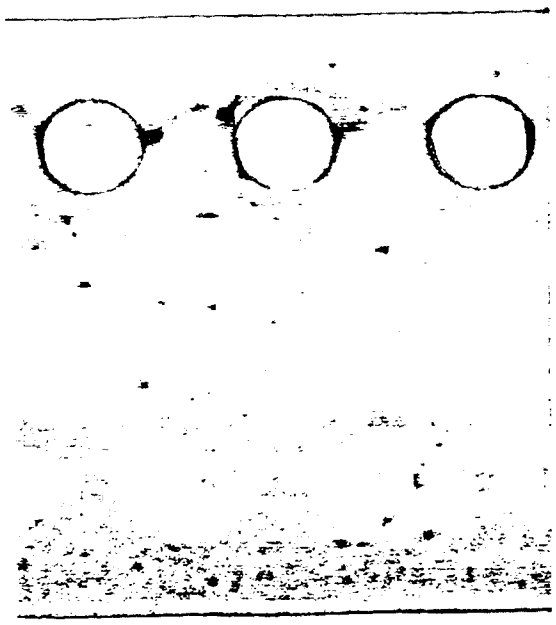
RECEIVED OF _____

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 33127.18
CON TX 109.23
PRFEE 1.00
WDEED 9.00
TOTAL 119.23
CHECK 119.23

03/29/91 01 12:15 0001 7737
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02752

IDENTIF. TREFERENCE

MAR 29 12 15 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408460