Box 1

BOOK 8373 PAGE 798

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Clifford A. Adams (NAME)	Mortgage Resources, Inc. (NAME)	150-09-0
2961 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 600 (STREET ADDRESS)	15.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	2DX 05334

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, WE, Ted A. Swanson and Mary Kay Specht and George H. Swanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford A. Adams and wife, Laverne F. Adams

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:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Forest View Park, Section I, of record in Plat Book 3700, Page 109, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alice Marie Swanson by deed of record in Book 7656, Page 696, Register's Office for Davidson County, Tennessee. The said Alice Marie Swanson having since died, leaving Mary Kay Specht, George H. Swanson and Ted A. Swanson her only heirs at law.

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

This instrument is executed on behalf of Mary Kay Specht by Ted A. Swanson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8373, Page 796, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of George H. Swanson by Ted A. Swanson as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8373, Page 797, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2961 Kinwood Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (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. 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 our hand s this 11th day of June, 19 91

Ted A. Swanson

Mary Kay Specht
By: Mary Kay Specht
Ted A. Swanson, Attorney-in-fact

George H. Swanson
By: George H. Swanson
Ted A. Swanson, Attorney-in-fact

Ted A. Swanson Atty-in-Fact

BOOK 8373 PAGE 799

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted A. Swanson

the bargainor, 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 and official seal at Antioch, Tennessee, this 11th day of June, 19 91.

Commission Expires October 9, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
Ted A. Swanson and Mary Kay Specht and George H. Swanson

TO
Clifford A. Adams and wife, Laverne F. Adams

JUN 13

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 1991 before me personally appeared Ted A. Swanson, the person who executed the foregoing instrument on behalf of Mary Kay Specht and George H. Swanson, and acknowledged that he executed the same as the free act and deed of the said Mary Kay Specht and George H. Swanson, and through Power of Attorney granted him by the said Mary Kay Specht and George H. Swanson.

10/9/91
Commission Expires:

Notary Public

252.85

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8373 PAGE 800

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	74500.00
CON TX	245.85
PRFEE	1.00
MISC	6.00
TOTAL	252.85
CHECK	252.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/91 01 12:25 0001 3626

22046

JUN 13 12 22 PM '91

No. 430675