FILE BOX 3

BOOK 8419 PAGE 140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,569.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW
25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard R. Swain (NAME)	Bailey Mortgage Company (NAME)	MAP 150-10
3321 Oak Timber Drive (ADDRESS)	200 South Lamar Street (ADDRESS)	PARCEL 177
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Jackson, Mississippi 39215-1389 (CITY) (STATE) (ZIP)	2DX-05718

FOR AND 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, Gary D. Brewington and wife, Peggy A. Brewington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard R. Swain and wife, Deborah E. B. Swain

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. 30 on the Plan of Section Two, Lake Towne Park, of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary D. Brewington and wife, Peggy A. Brewington by Deed from Brad S. Wolfe, unmarried of record in Book 8046, Page 821, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 7030, page 566, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Brad S. Wolfe, unmarried to R. Conner McAllister, Trustee for Bailey Mortgage Company, dated December 17, 1987, with an approximate unpaid principal balance of $82,769.69, of record in Book 7429, Page 790, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

327.42

8.50

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unimproved ( )
This is improved (X) property, known as 3321 Oak Timber 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 28th day of June, 19 91

Gary D. Brewington

Peggy A. Brewington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary D. Brewington and wife, Peggy A. Brewington

the bargainor 3, 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 28th day of June, 19 91

Commission expires 1.17.94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 719 N. Second Street
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86569.69
CON TX 320.42
PRFEE 1.00
WDEED 6.00
TOTAL 327.42
CHECK 327.42

08:13 0001 3075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 6 5 0

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No. 449629