BOOK 8454 PAGE 188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,895.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 91

Notary Public

MY COMMISSION EXPIRES: January 22, 1993
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Brian L. Smith, Atty. At Law, 113 W. Main St., Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary P. Fry	Victoria Mortgage Co.	50-2-23
(NAME)	(NAME)	
3708-3710 Willow Creek Rd.	P.O. Box 34777	FB# 12D-26782
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, Texas 78265-4777	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Carl D. Swarts, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary P. Fry, married

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. 23 on the Plan of Section 1, Willow Creek, of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

The above legal description is the same as contained in the previous Deed of Record.

Being the property conveyed to Carl D. Swarts by QuitClaim Deed of Record in Book 6693, Page 391, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions and other matters of record.

Gloria B. Swarts, spouse of Carl D. Swarts, hereby joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

As part of the consideration for this transaction, Grantee agrees to assume and hereby does assume that certain indebtedness evidenced by a Deed of Trust of record in Book 6996, Page 977, Register's Office for Davidson County, Tennessee, in favor of Republic Mortgage, Inc. securing a promissory note dated 9/29/86. Said Deed of Trust assigned in Book 6996, Page 982, and further assigned in Book 7745, Page 185, to Victoria Mortgage Company with a current principal balance of $65,895.50.

unimproved (X)
This is improved ( ) property, known as 3708-3710 Willow Creek Rd., Nashville, TN 37207
(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 my hand this 25th day of September, 19 91

Carl D. Swarts

Gloria B. Swarts

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl D. Swarts and Gloria B. Swarts

the bargainor S, 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 Gallatin, Tennessee, this 25th day of September, 19 91.

Commission expires January 23, 1993

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

5 1 0 5 3

IDENTIFICATION

OCT 1 11 25 AM '91

WARRANTY DEED

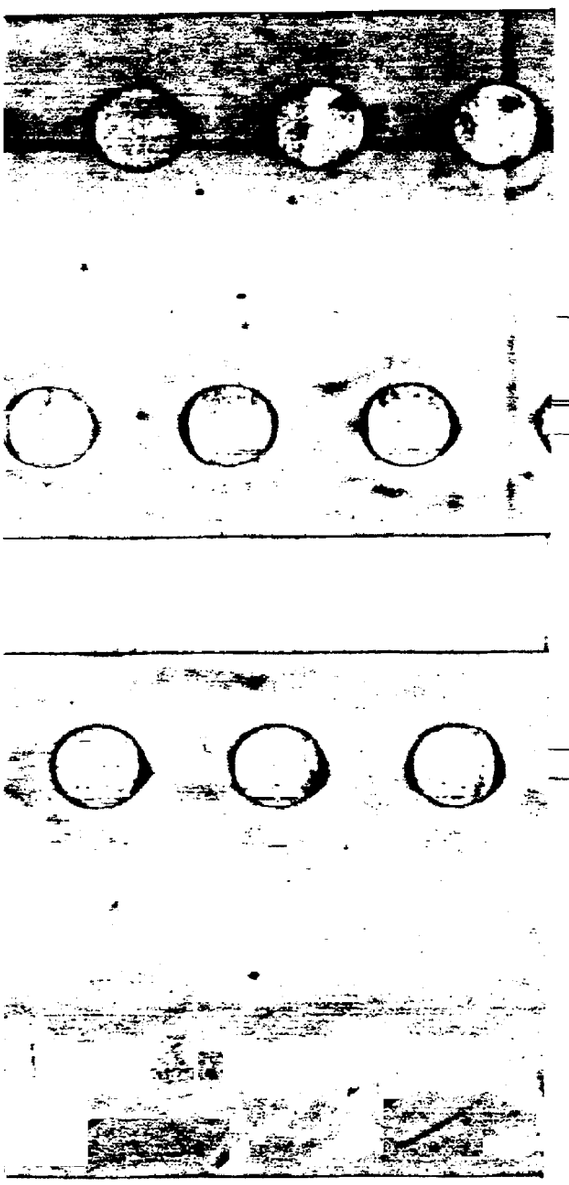
FROM

TO

RETURN TO:

9056 10/01 0101 03CHECK 250.

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	65895.50
CON TX	243.83
PRFEE	1.00
WDEED	6.00
TOTAL	250.83
CHECK	250.83

10/01/91 01 11:26 0001 9056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5105.3

IDENTIFICATION REFERENCE

Oct 1 11 25 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 463884