This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8456 PAGE 855

ADDRESS NEW OWNER:
James F. Allen and Daphine Allen
330 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 53-12
PARCEL 218
LW 10158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brenda J. Kennedy Swinney and husband, William A. Swinney hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James F. Allen and wife, Daphine Allen, tenants by the entirety , 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 part of Lots 12 and 13 of Block 6 on the plan of Dabbs & Elliott Subdivision No. 1, of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee, and described according to a survey by R. L. Montoya Land Surveying, dated May 20, 1985, as follows:
>
> BEGINNING at the intersection of the northerly margin of Old Hickory Boulevard as widened and the westerly margin of 32nd Street; thence, along said northerly margin N46°14'43"W, 112.0 feet to a point, this being the point of beginning for this described tract: thence continuing with said northerly margin N46°14'43"W, 29.23 feet to a point; thence along the west line of this tract, N43°56'31"E, 120.0 feet to a point in the southerly margin of a 10 foot alley; thence, with the said southerly margin S46°14'43"E, 28.94 feet to a point, said point being 112 feet from the westerly margin of 32nd Street; thence along the easterly line of this tract S43°48'16"W, 120.0 feet to the point of beginning, containing 3,490 square feet.
>
> Being the same property conveyed to Brenda J. Kennedy, now Swinney and husband, William A. Swinney, by deed from Swinney Family Trust of record in Book 8294, Page 562, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Marion Vance of record in Book 8359, Page 531, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

Willliam A. Swinney joins in the execution of this instrument to convey whatever rights, especially marital, he may have.

Taxes for 1991 have been pro-rated and paid.

This property is sold "As Is, Where Is".

This is improved property known as 3007 Hadley Avenue, Old Hickory, TN 37138.

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 F. Allen and wife, Daphine Allen, their heirs and assigns, forever; and we, Brenda J. Kennedy Swinney and husband, William A. Swinney 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 27 day of September, 1991.

Brenda J. Kennedy Swinney
Brenda J. Kennedy Swinney

William A. Swinney
William A. Swinney

STATE OF TEXAS)
COUNTY OF Travis)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda J. Kennedy Swinney and husband, William A. Swinney 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Bastrop, Texas, this the 27 day of September, 1991.

DENISE MICHELLE BIRCH NOTARY PUBLIC STATE OF TEXAS EXPIRES AUG. 6 1995

Denise Michelle Birch
NOTARY PUBLIC

My Commission Expires: 8/6/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 20,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of September, 1991.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
My Commission Expires: 5/22/93

5.1.8.1.9.

IDENTIFICATION REFERENCE

Oct 3 10 43 AM '91

FILED & RECORDED
BASTROP COUNTY, TEXAS

9914 10/03 0101 03CHECK 81.00

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 6.00
TOTAL 81.00
CHECK 81.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/91 01 10:44 0001 9914

5 1 8 1 9

IDENTIFI REFERENCE

OCT 3 10 43 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 464729