BOOK 8569 PAGE 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

James E. Swygert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 19 92

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Swygert		81-7-524
549 Owen Dixie Drive (NAME) ~~1000 & 1002 Buchanan Street~~	(NAME) Same	81-7-523
Antioch (ADDRESS) 37013 Nashville, Tennessee ~~37203~~	(ADDRESS)	81-7-522
(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, Sam Sims Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Swygert

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:

SEE LEGAL DESCRIPTION ATTACHED

90478

IDENTIFICATION REFERENCE

MAR 6 3 30 PM '92

FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TN

4257 03/06 0101 03CHECK 121.00

unimproved ( )
This is improved (X) property, known as 1000 & 1002 Buchanan Street, Nashville, Tennessee 37203
(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 5th day of March, 19 92

Sam Sims Jr.
Sam Sims Jr.

BOOK 8569 PAGE 222

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 Sam Sims Jr.

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 Nashville, Tennessee, this 5th day of March 19 92

Commission expires September 16, 1995

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

WARRANTY DEED

FROM

Sam Sims Jr.

TO

James E. Swygert

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

LEGAL DESCRIPTION BOOK 8569 PAGE 223

Tract I:

Being Lots Nos. 12 and 13 on the plan of subdivision of Lot No. 1 in the Woodard Property, called Maple Grove Plan, as of record in Book 57, Page 83, Register's Office for said County. Said Lot No. 12 fronts 45 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike, and runs back between parallel lines with the westerly margin of 10th Avenue North, formerly Maple Street, 153 feet and 5 inches to an alley. Said Lot No. 13 fronts 33-1/3 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike, and runs back between parallel lines 153 feet and 5 inches to an alley.

Being part of the same property conveyed to Sam Sims, Jr. by deed of record in Book 6324, Page 680, Register's Office for Davidson County, Tennessee.

Tract II;

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Woodard's Subdivision of record in Book 57, Page 83, Register's Office for said County.

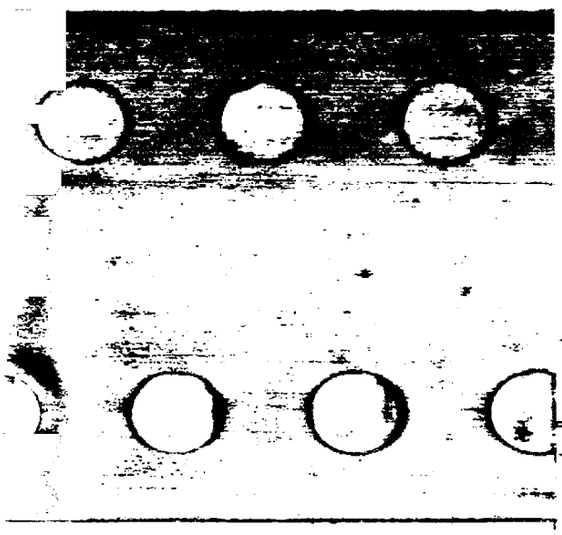
Said Lot No. 14 fronts 33-1/3 feet on the northerly side of Buchanan Street and runs between parallel lines, 153 feet 5 inches to an alley.

Being the same property conveyed to Sam Sims, Jr., by deed of record in Book 6364, Page 677, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 224

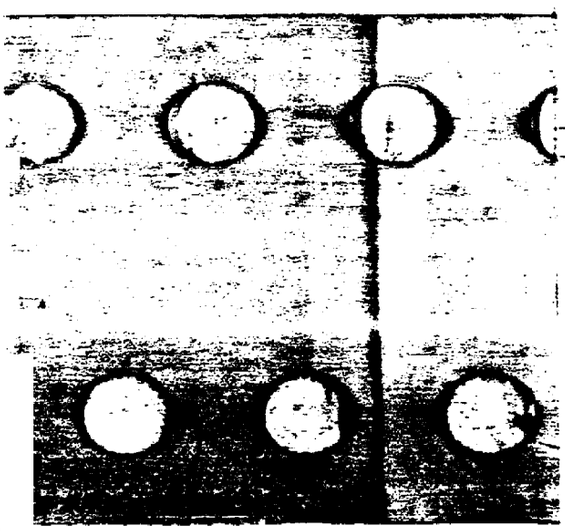
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	9.00
TOTAL	121.00
CHECK	121.00

03/06/92 01 15:30 0001 4257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



9047.8

IDENTIFICATION REFERENCE

MAR 6 3 30 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 508729