THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8606 PAGE 205

ADDRESS NEW OWNER:

LARRY WAYNE SWANN
607 Brick Church Ln.
Whites Creek, TN 37189

SEND TAX BILLS TO:

Same as New Owner

MAP/PARCEL NUMBER:

MAP 83-1, PARCEL 176

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,848.51. THIS 15TH DAY OF APRIL, 1992.

Larry Wayne Swann
AFFIANT

Subscribed and sworn to me, this the 15TH day of APRIL, 1992.

Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Ronald G. Ragan, unmarried, to Singleton Mortgage Corp., of record in Book 6961, page 87, Register's Office for Davidson County, Tennessee, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, ESSIE V. CARDWELL, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said LARRY WAYNE SWANN, AN UNMARRIED MAN, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1009 GRANADA AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15TH day of APRIL, 1992.

Essie V Cardwell
ESSIE V. CARDWELL

Larry Wayne Swann
LARRY WAYNE SWANN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESSIE V. CARDWELL, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of APRIL, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY WAYNE SWANN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of APRIL, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

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Being the easterly 65 feet of Lot No. 26 on the Plan of W.H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 26 fronts 65 feet on the northerly margin of Granada Avenue and extends back between parallel lines 168 feet to a dead line in the rear.

Being the same property conveyed to Charles M. Cardwell and wife, Essie V. Cardwell, by Warranty Deed from Ronald G. Ragan, unmarried, of record in Book 7204, page 132, Register's Office for Davidson County, Tennessee, the said Charles M. Cardwell having since died, the property vests solely in his widow, Essie V. Cardwell, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Ronald G. Ragan, unmarried, to Van H. Singleton, Trustee, of record in Book 6961, page 87, said Register's Office, to secure to Singleton Mortgage Corp. the payment of one note dated August 25, 1986, in the original principal amount of $40,949.00, due and payable as set forth therein.

03389

IDENTIF. REFERENCE

APR 21 10 49 AM '92

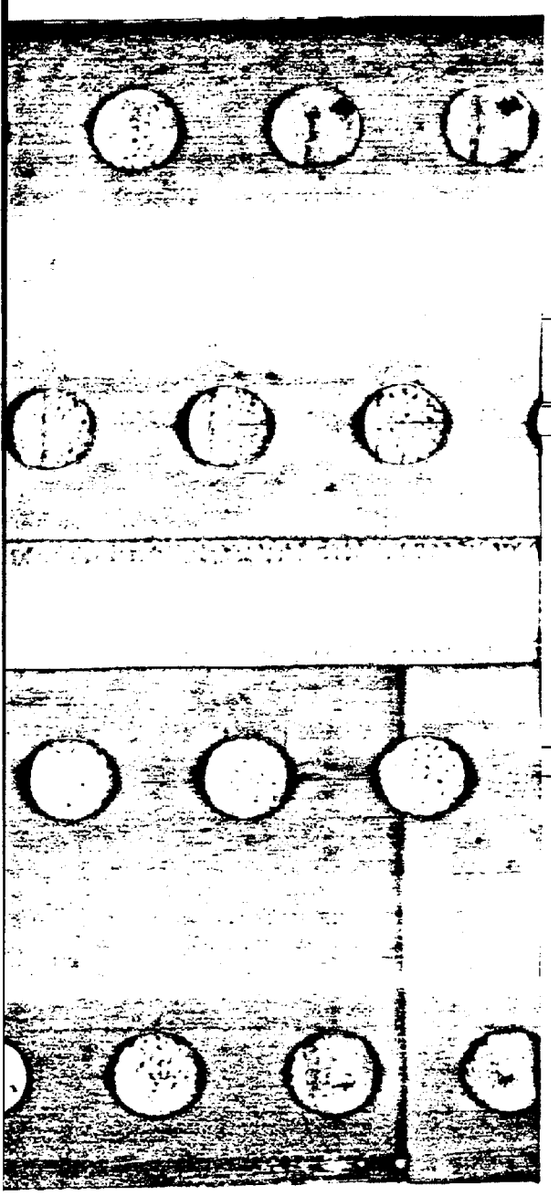
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

2496 04/21 0101 03CHECK 168.36

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8606 PAGE 208

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 42848.51
CON TX 158.36
PRFEE 1.00
WDEED 9.00
TOTAL 168.36
CHECK 168.36

04/21/92 01 10:50 0001 2496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03389

IDENTIF. REFERENCE

APR 21 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523324