Prepared by Jefferson H. Ockerman, Esq., 144 Second Ave.,N.,Nashville, TN 37201 (615) 254-5777

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bill To:	Map-Parcel Number
Richard Cates	Same	162-5-253
312 Townes Drive		5DU-55356
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF Sixty-One Thousand Five Hundred and No/100 Dollars ($61,500.00), the receipt of which is hereby acknowledged, A.C. Swinney and Wife, Katherine F. Swinney ("Grantor") have bargained and sold and by these presents do hereby grant and convey unto Richard L. Cates and wife, Ruth Cates ("Grantee"), their heirs and assigns forever, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the plan of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to A.C. Swinney and wife, Katherine F. Swinney by deed from Raymond Cox and wife, Rosalind J. Cox, of record in Book 6302, page 252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property above-described, together with the privileges and appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, in fee simple with covenant of general warranty; and Grantor for Grantee's heirs and assigns does covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey the same to Grantee, and that the same is unencumbered except for matters of record. Grantee is assuming the obligations of Grantor under the terms of the instruments creating the deed of trust note known as Loan No. 300710, type VA, SunTrust Mortgage, Inc., Mortgagee. Grantee is additionally indebted to Grantor under the terms of a Deed of Trust Note of even date, secured by a Deed of Trust of even date, on the subject real property. Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property known as 312 Townes Drive, Nashville, Tennessee 37211.

WITNESS the signatures below this 16 day of April, 1992.

A.C.Swinney

Katherine F. Swinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn E. Wright, Notary Public in and for said County and State, the within named A.C. Swinney and Katherine F. Swinney, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of April, 1992.

Dawn E. Wright
Notary Public

My Commission Expires: 9-26-92

The actual consideration or value whichever is greater, for this transfer is ~~$62,000.00~~ 61,500.00

A. C. Swinney

Subscribed and sworn to before me, this the 16th day of April, 1992.

Dawn E. Wright
Notary Public

My Commission Expires: 9-26-92

BOOK 8606 PAGE 496

03489

IDENTIF. TREFERENCE

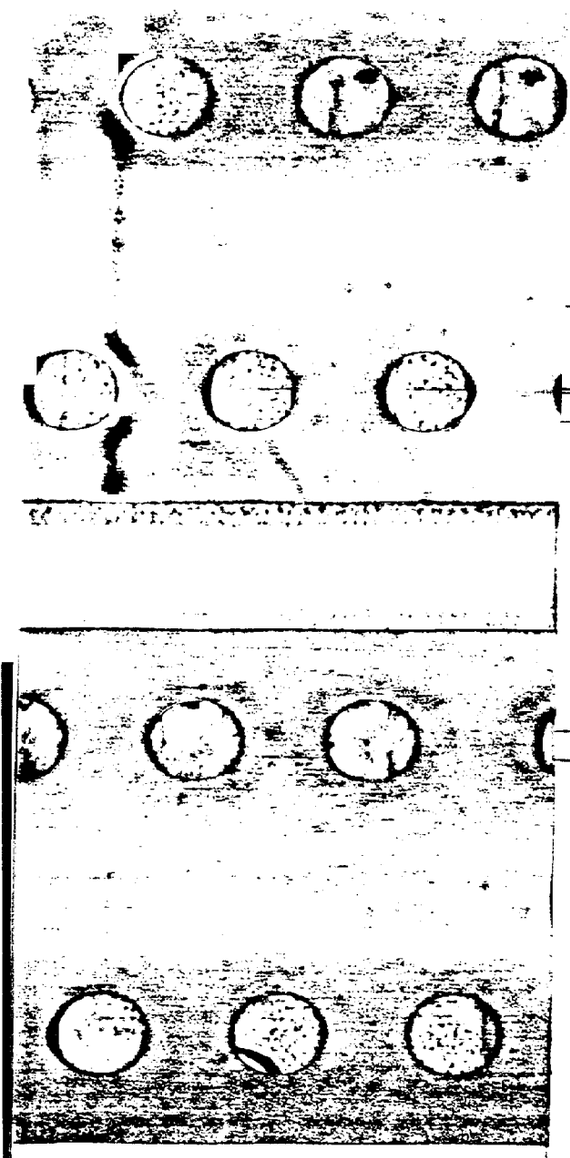
APR 21 2 46 PM '92

FELIX Z. WESOLEK, REGISTER
DAVIDSON COUNTY TN.

PICK-UP

2605 04/21 0101 03CHECK 234.55

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8606 PAGE 497

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 61500.00
				CON TX 227.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 234.55
				CHECK 234.55
			04/21/92 01	14:46 0001 2605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03489

IDENTIF. REFERENCE

APR 21 2 46 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523431