THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Melanie L Swinehart
Affiant

Subscribed and sworn to before me this 30th day of June, 1992.

Notary Public

My Commission Expires: 1-22-94

27276.

IDENTIF. REFERENCE

JUL 14 9 44 AM '92

DAVIDSON COUNTY TN.

MAIL ENV.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MELANIE L. SWINEHART 1502 Ferguson Avenue Nashville, Tennessee 37212	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, TN 38148	MAP 118-95 PARCEL 010 24W 14085

5214 07/14 0101 03CHECK 212.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND 00/100 ($55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **ALFRIEDA MILLS SOUTHALL, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MELANIE L. SWINEHART, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 149 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 149 fronts 69.9 feet on the northerly side of Ferguson Avenue and runs back between parallel lines 152.0 feet to an alley.

BEING the same property conveyed to Alfrieda Mills Southall, by deed from Gladys Reed, of record in Book 4221, page 559, Register's Office for Davidson County, Tennessee.

This is improved property known as 1502 Ferguson Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 1992.

Alfrieda Mills Southall

ALFRIEDA MILLS SOUTHALL

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 ALFRIEDA MILLS SOUTHALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 1992.

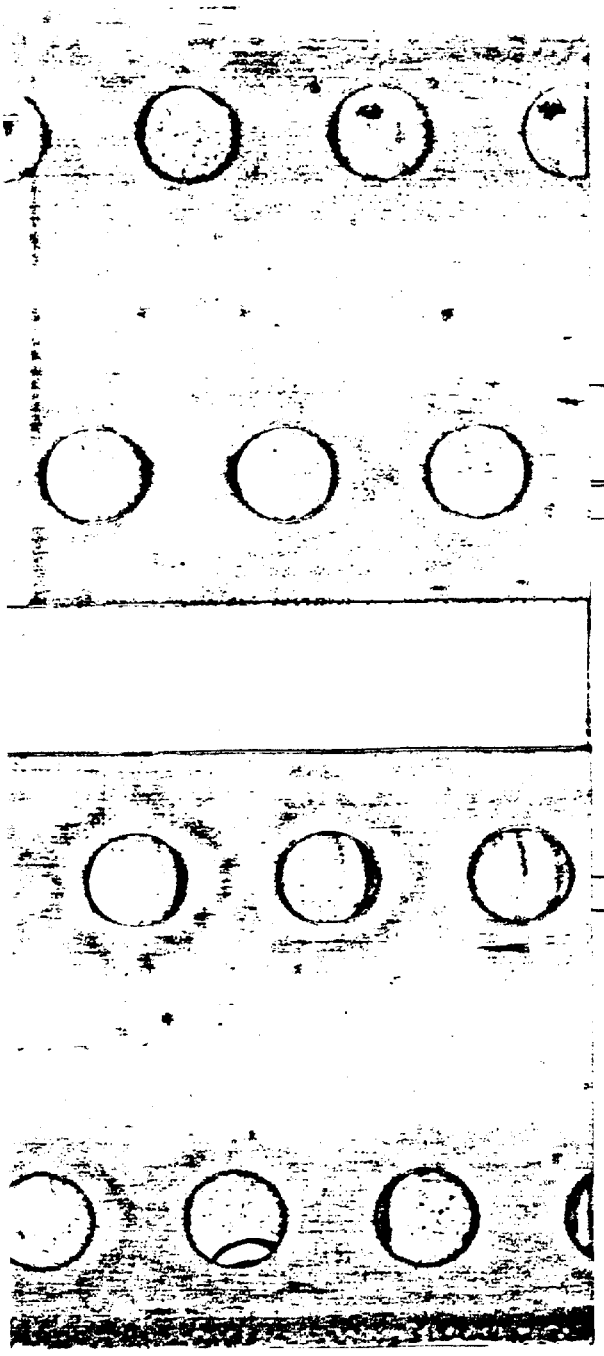
Tinsman D. Watts

Notary Public

My Commission Expires:

2-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE TINSMAN D. WATTS



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 958

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 55000.00

MOR TX 203.50

VOID

MOR TX 203.50-

CON TX 203.50

PRFEE 1.00

WDEED 8.00

TOTAL 212.50

CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/92 01 09:45 0001 5214

27276

IDENTIF. REFERENCE

JUL 14 9 44 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 549960