This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8779 PAGE 14

ADDRESS NEW OWNER:
Dr. Collin Grant Keith etux
401 Jones Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To Owner

MORTGAGEE:
C. Meredith Swann, Jr., etux, etal
2106 Hardee Road
Kinston, North Carolina 28501

MAP AND PARCEL:
Map 44-11
Group
Parcel 188

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, **Carey Meredith Swann, Jr. and wife, Catherine Foster Swann; Dr. William Porterfield Swann and wife, Diane Wallace Swann;** and **C. Meredith Swann, Jr., Administrator C.T.A. of the Estate of Mary Puryear Swann, Deceased;** and all hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dr. Collin Grant Keith and wife, Karen Marie Keith**, 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 Lot No. 6, River Vista Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 19, 1949 in Book 1424, page 118, in Register's Office for Davidson County, Tennessee; fronting 100 feet on Jones Circle and containing 1.23 acres, more or less.

This is the same description as the prior deed of record.

Being the same property conveyed to Carey M. Swann and wife, Mary P. Swann by deed dated September 27, 1949, from Percy S. Hennessey and wife, Lucille S. Hennessey, as of record in Book 1759, page 348, Register's Office for Davidson County, Tennessee.

The said Carey M. Swann died in 1988, leaving his widow, Mary P. Swann, as sole surviving tenant by the entireties. The said Mary P. Swann, being one and the same person as Mary Puryear Swann, died testate on October 26, 1991. Mary Puryear Swann devised the tract described herein to the Grantors, Carey Meredith Swann Jr. and wife, Catherine Foster Swann; and Dr. William Porterfield Swann and wife, Diane Wallace Swann, by Last Will and Testament and Codicil filed for record in Will Book 178, page 345, Office of the Probate Court Clerk for Davidson County, Tennessee.

6 1 8 3 7.

IDENTIFICATION REFERENCE

NOV 6 9 18 AM '92

A. D. WILSON II REGISTER
DAVIDSON COUNTY, TN

Carol Gorodetzky executes this instrument on behalf of all of the said Grantors, by virtue of written Limited Powers of Attorney, filed for record in Book 8779, page 9; Book 8779, page 10; Book 8779, page 11; Book 8779, page 12; and in Book 8779, page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Jones Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is made subject to those certain easements described in the Deed of record in Book 1759, page 348, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 1424, page 118, said Register's Office, including but not limited to a 50 foot minimum building setback line from Jones Circle; and a 5 foot easement for sewers along the front line(s) of said property.

Real property taxes for 1992 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dr. Collin Grant Keith and wife, Karen Marie Keith, their heirs and assigns, forever; and we, Carey Meredith Swann, Jr. and wife, Catherine Foster Swann, Dr. William Porterfield Swann and wife, Diane Wallace Swann, and C. Meredith Swann, Jr., Administrator C.T.A., 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.

Witness our hands this the 2nd day of November, 1992.

C Meredith Swann, Jr. Administrator CTA, by Carol Gorodetzky, Attorney-in-fact

C. Meredith Swann, Jr., Administrator C.T.A., by Carol Gorodetzky, Attorney-in-Fact

Carey Meredith Swann, Jr., by Carol Gorodetzky, Attorney-in-fact

Carey Meredith Swann, Jr., by Carol Gorodetzky, Attorney-in-Fact

Catherine Foster Swann, by Carol Gorodetzky, Attorney-in-fact

Catherine Foster Swann, by Carol Gorodetzky, Attorney-in-Fact

Dr. William Porterfield Swann, by Carol Gorodetzky, Attorney-in-fact

Dr. William Porterfield Swann, by Carol Gorodetzky, Attorney-in-Fact

Diane Wallace Swann, by Carol Gorodetzky, Attorney-in-fact

Diane Wallace Swann, by Carol Gorodetzky, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 2nd day of November, 1992, in Mt. Juliet, Tennessee, before me personally appeared Carol Gorodetzky, to me known to be the person who executed the foregoing Warranty Deed in behalf of **C. Meredith Swann, Jr., Administrator C.T.A.** of the Estate of Mary Puryear Swann, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said C. Meredith Swann, Jr., Administrator C.T.A., signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of November, 1992.

Patricia M. Swann
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 2nd day of November, 1992, in Mt. Juliet, Tennessee, before me personally appeared Carol Gorodetzky, to me known to be the person who executed the foregoing Warranty Deed in behalf of **Carey Meredith Swann, Jr.**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Carey Meredith Swann, Jr., signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of November, 1992.

Patricia M. Swann
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 2nd day of November, 1992, in Mt. Juliet, Tennessee, before me personally appeared Carol Gorodetzky, to me known to be the person who executed the foregoing Warranty Deed in behalf of **Catherine Foster Swann**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Catherine Foster Swann, signing her name as her Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of November, 1992.

Patricia M. Swann
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 2nd day of November, 1992, in Mt. Juliet, Tennessee, before me personally appeared Carol Gorodetzky, to me known to be the person who executed the foregoing Warranty Deed in behalf of **Dr. William Porterfield Swann**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Dr. William Porterfield Swann, signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of November, 1992.

Patricia M. Swann
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 2nd day of November, 1992, in Mt. Juliet, Tennessee, before me personally appeared Carol Gorodetzky, to me known to be the person who executed the foregoing Warranty Deed in behalf of **Diane Wallace Swann**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Diane Wallace Swann, signing her name as her Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of November, 1992.

Patricia M. Gwinn
NOTARY PUBLIC
My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 139,900.00.

Karen Marie Keith
AFFIANT

Subscribed and sworn to before me
this 2nd day of November, 1992.

Patricia M. Gwinn
NOTARY PUBLIC
My Commission Expires: March 13, 1993

4001 11/06 0101 03CHECK 538.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8779 PAGE 19

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 20.00
BY BANK 538.63
CHECK 538.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/92 01 09:17 0001 4001

6183.7.

IDENTIFICATION REFERENCE

Nov 6 9 10 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 587848