WARRANTY DEED

35

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH B. PITT, JR. ATTORNEY AT LAW FIRST AMERICAN CENTER 315 Deaderick Street Suite 105 Nashville, TN 37238-0105	SECURITY FINANCIAL AND MORTGAGE CORPORATION (NAME) 15 Century BLvd., Suite 101 (STREET ADDRESS) Nashville, TN 37214 (CITY) (STATE) (ZIP)	MAP 86-07 Parcel 169

BOOK 8827 PAGE 693

THIS INDENTURE, made and entered into this 21st day of December, 19 92, by and between PAUL J. HERRING, JR. and wife, RENA MARIE HERRING party of the first part, and

DAVID A. EVERETT and RHONDA G. SWAFFER, both unmarried party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 237 on the Revised Plan of Jackson's Retreat-Phase 5-B, of record in Book 6250, page 905, Register's Office for Davidson County.

Said Lot No. 237 fronts 72.15 feet on the northerly side of Market Square and runs back 130.68 feet on the easterly lot line and runs back 145.73 feet on the westerly lot line to a line in the rear, which measures 57.63 feet thereon.

Being the same property conveyed to Paul J. Herring, Jr. and wife, Rena Marir Herring, by deed from Phillips Builders, Inc. of record in Book 7776, page 384, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same: that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

7 8 1 8 5

IDENTIFICATION REFERENCE

DEC 30 3 42 PM '92

KAY L. WILSON REGISTER DAVIDSON COUNTY, TN

PAUL J. HERRING, JR.

Rena Marie Herring
RENA MARIE HERRING

INDIVIDUAL

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF ~~SHELBY~~ Clayton

Personally appeared before me, Brenda D Kimbill, a Notary Public of said County and State, PAUL J. HERRING, JR. and wife, RENA MARIE HERRING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~t~~he~~y~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 03 day of November, 19 92.

My Commission Expires 29 day of Sept, 19 96.

Brenda D Kimbill
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 79,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 03 day of Nov, 19 92.

Brenda D Kimbill
NOTARY PUBLIC

My commission expires 09/29/96

PROPERTY ADDRESS:
1408 Market Square
Hermitage, TN 37076

Address New Owner:
David A. Everett and
Rhonda G. Swaffer
1408 Market Square
Hermitage, TN 37076

F. 1890 R. 8/86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

Compliments of

6745 12/30 0101 03CHECK 301-30

WARRANTY DEED

FROM

TO

BOOK 8827 PAGE 694

CONT'D NEXT PAGE

ATTORNEY IN FACT

STATE OF TENNESSEE, }
COUNTY OF SHELBY. }

On this _____ day of _____, 19____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

CORPORATE

STATE OF TENNESSEE, }
COUNTY OF SHELBY. }

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the _____, the within named bargainor, a corporation, and that ___he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

PARTNERSHIP

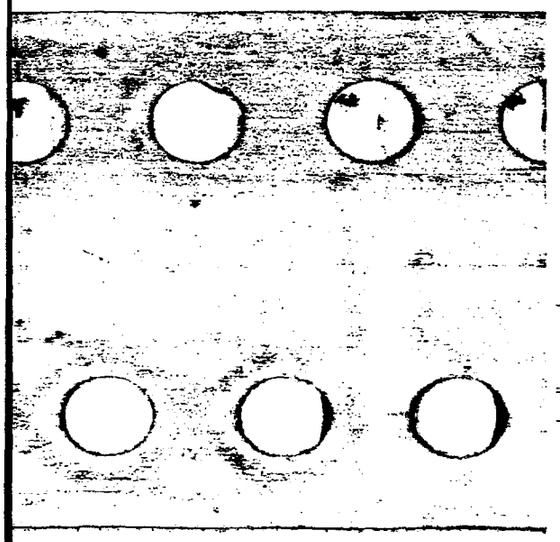
STATE OF TENNESSEE, }
COUNTY OF SHELBY. }

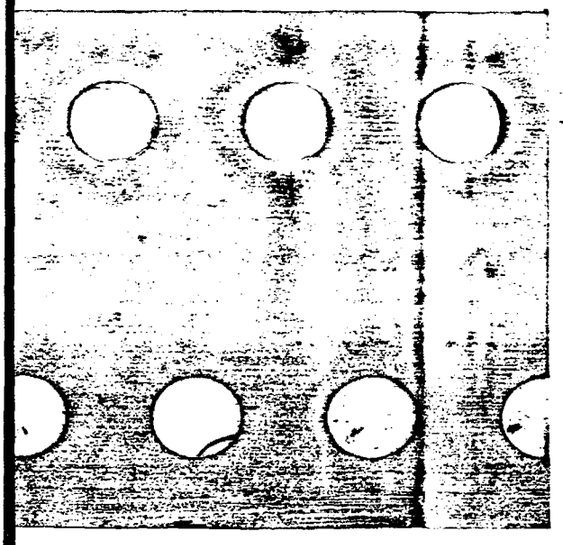
Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8827 PAGE 694-A

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 79000.00
				CON TX 292.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 301.30
				CHECK 301.30
			12/30/92 01	15:41 0001 6745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.1.8.5.

IDENTIFICATION REFERENCE

DEC 30 3 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605863