PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33176)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125500.00

Shelly Walker
Affiant

Sworn and subscribed before me this
30th day of April, 1993.

Notary Public

My Comm. Expires: 3-25-95

ADDRESS NEW OWNER:

Scott E. Swartz
Sheri B. Swartz
6813 Alto Vista Road
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:

Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP-PARCEL NUMBERS

143-03-0 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Dwyer, Jr., a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Scott E. Swartz and spouse, Sheri B. Swartz,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 64 on the plan of Section 2, West Meade Highlands, of record in Book 3700, page 124 and 125, Register's Office for said county.

SAID Lot No. 64 fronts 120.79 feet on the southwesterly margin of Alto Vista Drive and extends back 300.0 feet on the northwesterly line and 339.1 feet on the southeasterly line to a dead line in the rear, measuring 126.67 feet thereon.

BEING the same property conveyed to John R. Dwyer and wife, Laureen S. Dwyer by deed from James F. Shikle and wife, Susan G. Shikle of record in Book 4445, page 13, said Register's Office. Laureen S. Dwyer has since conveyed said property to John R. Dwyer, Jr. by Warranty Deed of record in Book 7879, page 527, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Susan Mary Buckingham joins in this conveyance solely to convey any marital rights she may have in subject property.

This instrument is executed on behalf of John R. Dwyer, Jr. and wife, Susan Mary Buckingham by John R. Dwyer, Sr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

9506 05/05 0101 03CHECK 473.35

This is improved property, known as: 6813 Alto Vista Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1993.

John R. Dwyer, Jr., By: John R. Dwyer, Sr., Atty-In-Fact

Susan Mary Buckingham, By: John R. Dwyer, Sr.

State of Tennessee
County of Davidson

On this 30th day of April, 1993, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

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 **John R. Dwyer, Sr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John R. Dwyer, Jr., and Susan Mary Buckingham**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: John R. Dwyer, Jr.

TO: Scott E. Swartz and Sheri B. Swartz

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

John R. Dwyer Jr.
John R. Dwyer, Sr., Affiant

Sworn to and subscribed before me this

30th day of April, 1993.

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

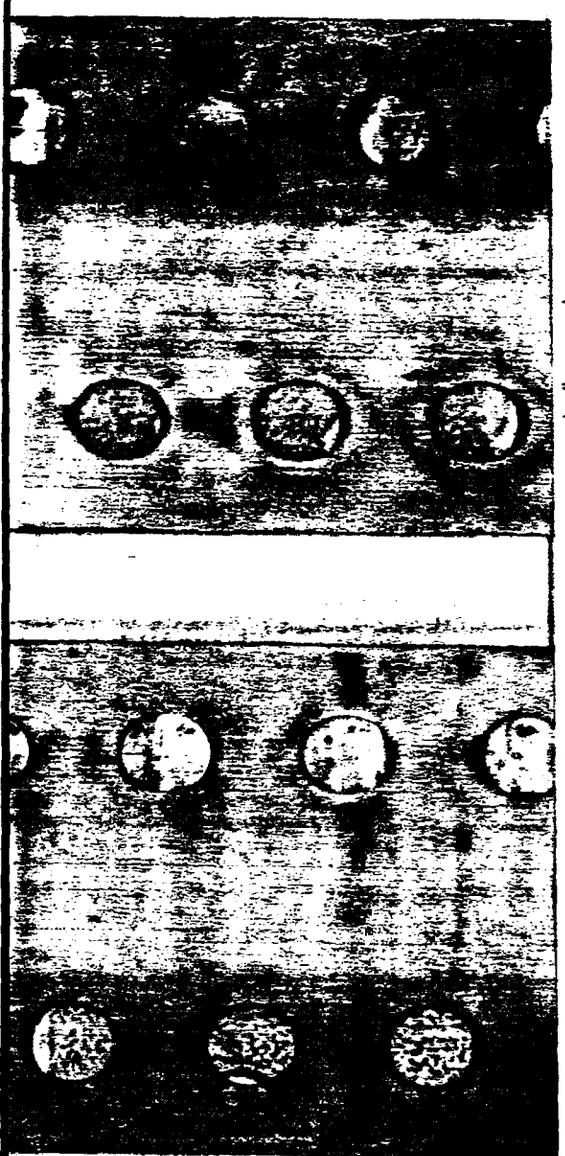
My Commission Expires: Sept 16, 1995

1 6 3 9 3

IDENTIFICATION REFERENCE

MAY 5 10 28 AM '93

KAY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8938 PAGE 270

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 125500.00
CON TX 464.35
PRFEE 1.00
MDEED 8.00
TOTAL 473.35
CHECK 473.35

05/05/93 01 10:25 0001 9506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1639 3

IDENTIFICATION REFERENCE

MAY 5 10 26 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 647637