mwf

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8959 PAGE 599

ADDRESS NEW OWNER:

JACQUELINE M. LONG, UNMARRIED
1413 SUMNER AVENUE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 83-5, PARCEL 331

SEND TAX BILLS TO:

SOUTHEASTERN MORTGAGE OF
TENNESSEE, INC.
545 Marriott Drive
Ste 250
Nashville Tn 37210

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,400.00.

Daniel C. Allen
AFFIANT

Subscribed and sworn to me, this the 20TH day of MAY, 1993.

Ann L Black
Notary Public
My commission expires 3-23-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JOE SWAFFORD, JR., ET UX, FRANCES KATHERINE SWAFFORD, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JACQUELINE M. LONG, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1413 SUMNER AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS THIS 20TH day of MAY, 1993.

JOE SWAFFORD, JR.

FRANCES KATHERINE SWAFFORD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE SWAFFORD, JR., ET UX, FRANCES KATHERINE SWAFFORD, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20TH day of MAY, 1993.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 24 on the Plan of the Subdivision of the Weakley Home Place, as of record in Plan Book 421, page 56, Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Sumner Avenue, the common corner of Lots Nos. 24 and 25; thence westwardly with the northerly margin of Sumner Avenue, 100 feet to an alley; thence northeastwardly with the easterly margin of said alley, 154.1 feet to the southerly margin of another alley; thence eastwardly with the southerly margin of said alley, 64.5 feet to the westerly line of said Lot No. 25; thence southwardly with the line between said Lots 24 and 25, 150 feet to the point of beginning.

Being the same property conveyed to Joe Swafford, Jr., et ux, Frances Katherine Swafford, by Warranty Deed from Floyd David Bell et ux, Martha Bell, of record in Book 4915, page 219, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of Weakley Home Place, of record in Plat Book 421, page 56, said Register's Office.

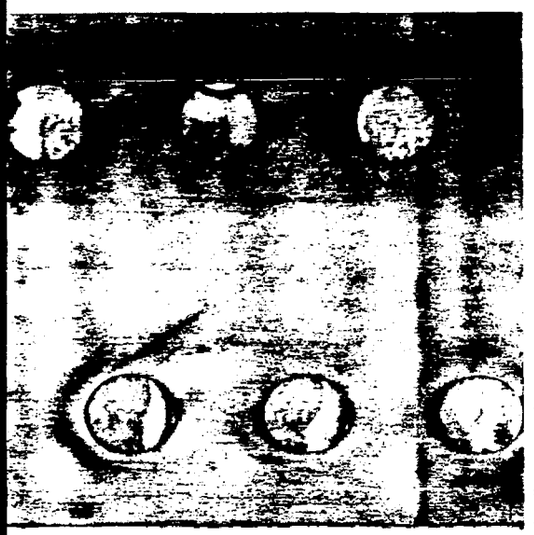
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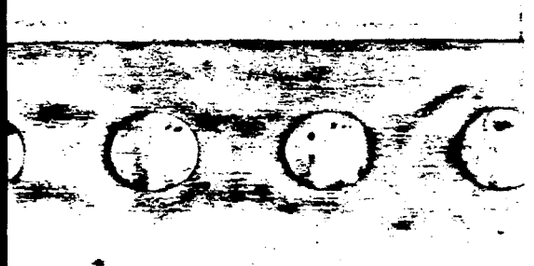
IDENTIFICATION REFERENCE

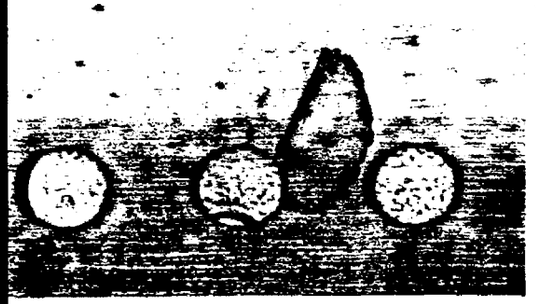
MAY 26 10 42 AM '93

CAVIDSON COUNTY, TN

7311 05/26 0101 03CHECK 210.58







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

RECEIVED OF _____

FOR _____ BOOK 8959 PAGE 602

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 53400.00
				CON TX 197.58
				PRFEE 1.00
				WDEED 12.00
				TOTAL 210.58
				CHECK 210.58
			05/26/93 01	10:42 0001 7311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.3420

IDENTIFICATION REFERENCE

MAY 26 10 42 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 655340