BOOK 9940 PAGE 934

Book 12

FROM: PATRICK SWANEY AND
CHARLES ROBB SWANEY

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

TO: ALBERT S. JARRATT, SR.
AND WIFE,
ELEANOR F. JARRATT

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Albert S. Jarratt, Sr. and wife, Eleanor F. Jarratt 818 Brentview Drive Nashville, Tennessee 37205	SAME	Map 146-10 Parcel 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Albert S. Jarratt SR
Affiant

Subscribed and sworn to before me, this the 6th day of August, 1993.

Carol R. Rieuat
Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Patrick Swaney and Charles Robb Swaney, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Albert S. Jarratt, Sr. and wife, Eleanor F. Jarratt, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 818 Brentview Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and

assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of August, 1993.

Patrick Swaney by Charles Robb Swaney as Attorney-in-Fact

Patrick Swaney by Charles Robb Swaney
as Attorney-in-Fact

Charles Robb Swaney

Charles Robb Swaney

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 Charles Robb Swaney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1993.

Carol Rickett

NOTARY PUBLIC

My Commission Expires: 1/25/97

orr730
8/6/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of August, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Robb Swaney, to me known to be the person who executed the foregoing instrument in behalf of Patrick Swaney, and acknowledged that he executed the same as the free act and deed of the said Patrick Swaney.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 1993.

Carol R. Burton
NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Fieldcrest Estates, of record in Book 2331, page 124, Register's Office for said County.

Said Lot No. 13 fronts 185.1 feet on the north side of Brentview Drive and runs back between lines, 357.4 feet on the west line and 239.3 feet on the east line to a dead line in the rear which is a broken line, measuring 215.9 feet thereon.

Being the same property conveyed to Mrs. Dean O. Swaney by deed from Isham D. Gregory and wife, Jimmie B. Gregory, of record in Book 4314, page 462, said Register's Office. The property was devised to Patrick Swaney and Charles Robb Swaney by the Will of Mrs. Dean O. Swaney.

The above property is conveyed subject to the following:

1. 1993 Metropolitan Government taxes.

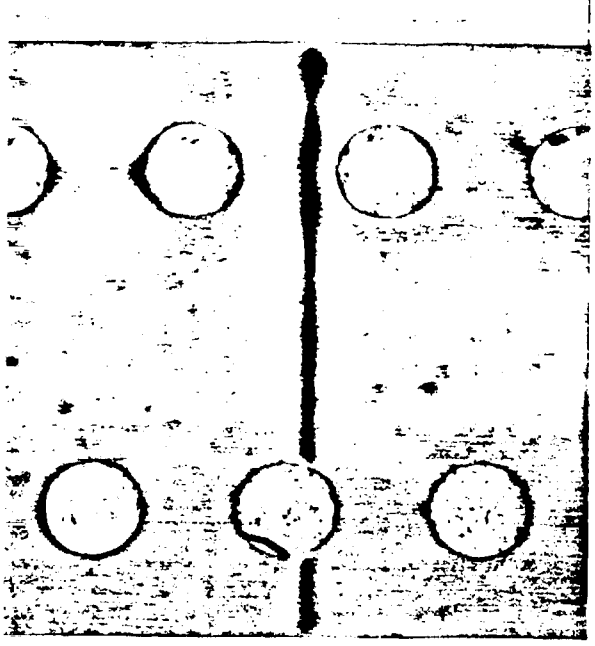
2. Restrictive covenants of record in Book 2542, page 219, said Register's Office.

3. All matters as shown on the Plan of record in Book 2331, page 124, said Register's Office.

4943

7371 08/09 0101 03CHECK 653.40





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 172000.00

CON TX 636.40

PRFEE 1.00

REGISTER'S FEE 16.00

TOTAL 653.40

CHECK 653.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/93 01 10:07 0001 7371

49843

IDENTIFICATION REFERENCE

93 AUG -9 AM 10:05

REGISTER'S OFFICE

No. 683742