mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
5115 Maryland Way
Brentwood, TN 37027

Address of New Owner(s):	Send Tax Bills To:	Field Book
N. Eric & Jill A. Swenson	N. Eric & Jill A. Swenson	12-171
110 GLANCY ST. STE.105	SAME	10D-51877
GOODLETTSVILLE, TN. 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00 and other good and valuable consideration, the receipt of which is hereby acknowledge, SARA J. SIMPSON, et vir, JAMES E. SIMPSON, ("Grantors") have this day bargained and sold, and do hereby transfer and convey to N. ERIC SWENSON and wife, JILL A. SWENSON, ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, fully described as follows:

A certain tract of land located in the 10th Civil District of Davidson County, Tennessee, being Tract "C" as shown on a survey by Barry Graer and Association, entitled, "Boundary Survey and Division of the Tinnin and Simpson Land," dated April 8, 1988, or record in Book N/A, page N/A, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin set in the northerly Right-of-Way of Lickton Pike, said point being located North 74 degrees, 46 minutes, 26 seconds East, a distance of 100.66' from the Southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows:

LEAVING said Right-of-Way of Lickton Pike, and severing the land of said Tinnin and Simpson, North 23 degrees, 41 minutes, 43 seconds West, a distance of 744.19' to an iron pin;

THENCE, North 27 degrees, 57 minutes, 45 seconds West a distance of 750.00' to an iron pin;

THENCE, South 86 degrees, 50 minutes, 32 seconds West, a distance of 140.83' to and iron pin;

THENCE, North 20 degrees, 32 minutes, 04 seconds West, a distance of 556.90' to an iron pin set in the southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, page 241, Register's Office for Davidson County, Tennessee.

THENCE, with the line of said greene, South 85 degrees, 44 minutes 35 seconds East, passing the common corner between the property of said Greene and the property conveyed to John E. Wright by deed of record in Book 6882, page 228, Register's office for Davidson County, Tennessee, and continuing with the southerly line of said Wright, a total distance of 265.19' to an iron pin;

THENCE, leaving the line of said Wright, and severing the land of the previously mentioned Tinnin and Simpson, South 20 degrees, 35 minutes, 48 seconds East a distance of 628.30' to an iron pin;

THENCE, South 23 degrees, 57 minutes, 45 seconds East, a distance of 1353.29' to an iron pin set in the northerly

Right-of-Way of Lickton Pike;

THENCE, with said Right-of-Way of Lickton Pike, South 74 degrees, 46 minutes, 26 seconds West, a distance of 50.17' to the beginning, containing 5.01 acres more or less.

Being the same property conveyed to Sara J. Simpson by deed from James E. Simpson of Record in Book 8220, page 766, Register's office for Davidson County, Tennessee. James E. Simpson joins in this conveyance for the sloe purpose of conveying any marital interest which he may have in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns, forever, and, Grantors covenant that they 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 as herein set out. Grantors further covenant and bind themselves, their heirs, successor and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this instrument of this 29th of October, 1993.

SARA J. SIMPSON

JAMES E. SIMPSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared SARA J, SIMPSON and husband, JAMES E. SIMPSON, to me known, or proved to me on the basis of satisfactory evidence, to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and seal, this 29th day of October, 1993.

NOTARY PUBLIC

Commission expires November 25, 1995.

83419

93 NOV -1 AM 8:29
FEE $ WILLIAMSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

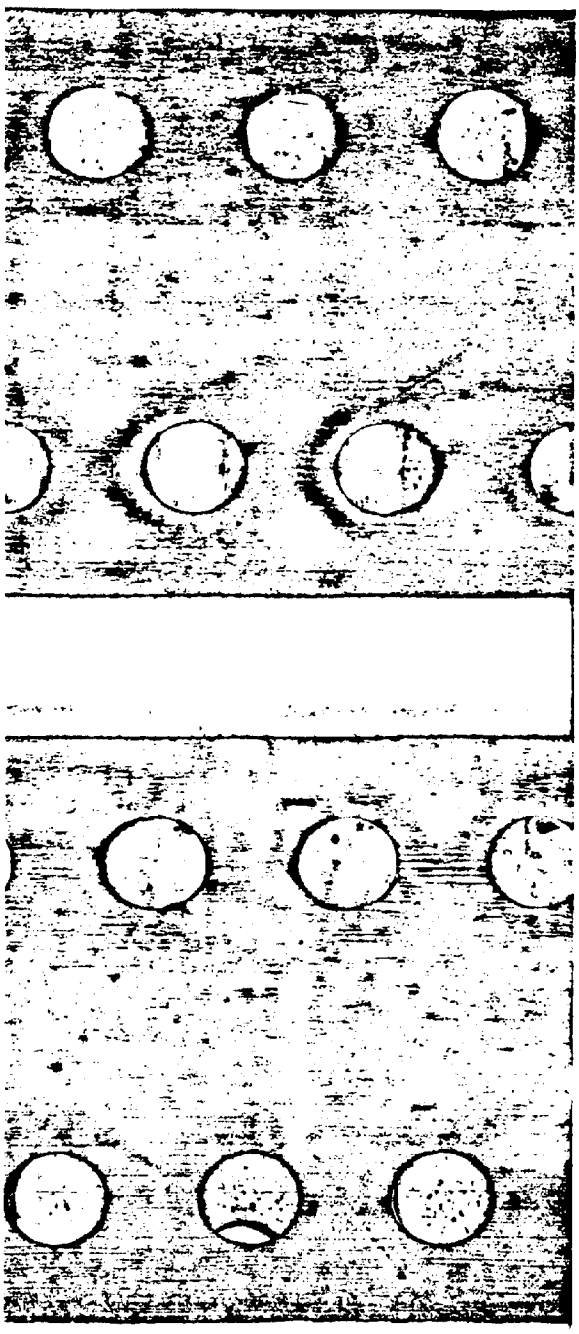
The actual consideration of value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed to and before me, this 29th day of October, 1993.

NOTARY PUBLIC
My Commission expires November 25, 1995

5865 11/09 0101 03CHECK 157.00



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

RECEIVED OF _____

FOR _____

BOOK 9145 PAGE 23

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
11/09/93	01	08:29	0001	5865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83419
IDENTIF. A REFERENCE

93 NOV -9 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.719676