THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December 1993

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CLARENCE JORDAN 2101 Riverside Drive Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 72-11 PARCEL 427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY NINE THOUSAND AND NO/100---------- ---------- ($ 39,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I/we, DOROTHY S. TODD AND HARRY LEE SWAIN, sole heirs-at-law of Loretta S. Swain, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLARENCE JORDAN, UNMARRIED hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Riverside Drive Subdivision of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Riverside Drive at the southwest corner of the property conveyed to George Herman Smith, Jr. and wife, by deed from Nashville Improvement Company of record in Book 1151, page 561, said Register's Office, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 158.0 feet, more or less, to the westerly line of Lot No. 143; thence with the line between Lots Nos. 3 and 143, southwardly 50.0 feet, more or less, to the northerly margin of Marsden Avenue; thence with said avenue, westwardly 158.0 feet, more or less, to the easterly margin of Riverside Drive; thence with said Drive, northwardly 50.0 feet, more or less, to the beginning.

BEING the same property conveyed to Loretta S. Swain by deed from Henry F. Todd and wife, Dorothy S. Todd, of record in Book 2092, page 17, Register's Office for Davidson County, Tennessee; the said Loretta S. Swain having since died intestate and title vested in her heirs-at-law, Dorothy S. Todd and Harry Lee Swain.

5109 01/03 0101 03CHECK 153.30

This is improved property known as 2101 Riverside Drive, Nashville, Tennessee 37206

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(S), his/her/their heirs and assigns, forever.

GRANTOR(S) COVENANTS(S) with the said GRANTEE(S) that he/she is/we are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties as assumed by Grantee(s).

2. Matters shown on the Plan of Riverside Drive Sub., of record in Book 974 page 60 & 61, Register's Office for Davidson County, Tennessee.

GRANTOR(S) FURTHER COVENANT(S) and bind(s) him/herself/themselves, his/her/their heirs and representatives to warrant and forever defend the title to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 28th day of December, 19 93.

Dorothy S Todd
DOROTHY S. TODD

Harry Lee Swain
HARRY LEE SWAIN

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 DOROTHY S. TODD AND HARRY LEE SWAIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 19 93.

My Commission Expires: January 23, 1994

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public

03365
IDENTIFICATION REFERENCE

94 JAN -3 PM 3:50
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9207 PAGE 993

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

01/03/94 01 15:50 0001 5109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03365

IDENTIF. A REFERENCE

94 JAN -3 PM 3:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.741144