BOOK 9254 PAGE 664

THIS INSTRUMENT PREPARED BY:
James M. Swiggart, Attorney at Law
6145 Chickering Court
Nashville, TN 37215

ADDRESS NEW OWNERS	PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP - PARCEL NOS.
Thomas E. Radcliff 825 Glen Leven Dr. Nashville, Tennessee 37204	New Owners Send Tax Bill to Lender Federal	Field Book OH 06145 Map 132-02-0 047

158 Mallory Ave ; Nash, Tn 37211 7831 02/22 0101 03CHECK 1230.00

GENERAL WARRANTY DEED

For and in consideration of the sum of Three Hundred, Thirty Thousand ($330,000.00) dollars paid by the grantees, Thomas E. Radcliff and wife, Cynthia P. Radcliff, the receipt of which is hereby acknowledged, the Grantors, James M. Swiggart and wife, Dorothy Ann Swiggart, and James M. Swiggart, Jr., devisees of Annie J. Young, Deceased, and Stacy S. Swiggart, wife of James M. Swiggart, Jr., who joins in this conveyance for the sole purpose of releasing and conveying any interest in the property herein described by way of homestead or dower, have this day bargained and sold and do hereby transfer and convey unto the said Thomas E. Radcliff and wife, Cynthia P. Radcliff, their heirs and assigns, the following real estate located in Davidson County, Tennessee, described as follows:

A tract of land in the Seventh Civil District of Davidson County, Tennessee, and within the City of Oak Hill, being a part of the land known as the Buford College Tract, and described according to a copy of a survey thereof made April 10, 1946, by W. A. Blanchard, Civil Engineer, as follows:

Beginning at a stake in the westerly margin of Glen Leven Road at the northeast corner of the John Thompson (now Bond) property in a fence line; thence along said fence north 83° west 500 feet to a stake; thence north 9° 11' east 200 feet to a stake; thence south 83° east 500 feet to the westerly margin of Glen Leven Road; thence with the margin of the same south 9° 11' west 200 feet to the beginning.

Being the same property conveyed to Robert O. Young and wife, Annie James Young, by deed from P. M. Sullivan and wife, Iona May Sullivan, by deed of record in Book 2692, page 106, Register's Office for Davidson County, Tennessee. The said Robert O. Young having predeceased Annie James Young and the said Annie James Young having since died and her will, being of record in Will Book 187, page 254, Office of the Probate Clerk for Davidson County, Tennessee, has devised the subject property to Dorothy Ann Swiggart and husband, James M. Swiggart, and James M. Swiggart, Jr.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Radcliff and wife, Cynthia P. Radcliff, their heirs and assigns, forever.

And we, the said grantors, do covenant with the said Thomas E. Radcliff and wife, Cynthia P. Radcliff, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered except as follows:

1. Any easement for the flow of any creeks crossing the property.

2. Any restrictive covenants still in effect contained in instrument of record in Book 1578, page 276, Register's Office for Davidson County, Tennessee.

3. An easement for sanitary sewer lines and/or storm drainage of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6137, page 769, Registrer's Office for Davidson County, Tennessee.

4. Taxes for the year, 1994.

And we, the said Grantors, do further covenant and bind our heirs and representatives to warrant and forever defend the title to the said land to the said Thomas E. Radcliff and wife, Cynthia R. Radcliff, their heirs and assigns against the lawful claims of all persons.

Witness our hands this 18th day of February, 1994.

James M. Swiggart

Dorothy Ann Swiggart

Stacy Swiggart

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 James M. Swiggart and Dorothy Ann Swiggart, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of February, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires 5-11-95.

STATE OF COLORADO

COUNTY OF ROUTT

Personally appeared before me, Diana Heeney, a notary public in and for said county and state, the within named James M. Swiggart, Jr. and wife, Stacy S. Swiggart, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Steamboat Springs, Colorado, this 8 day of February, 1994.

Diana Heeney

Notary Public

My commission expires 3/6/95

19658
IDENTIF. & REFERENCE

94 FEB 22 AM 10:55
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000

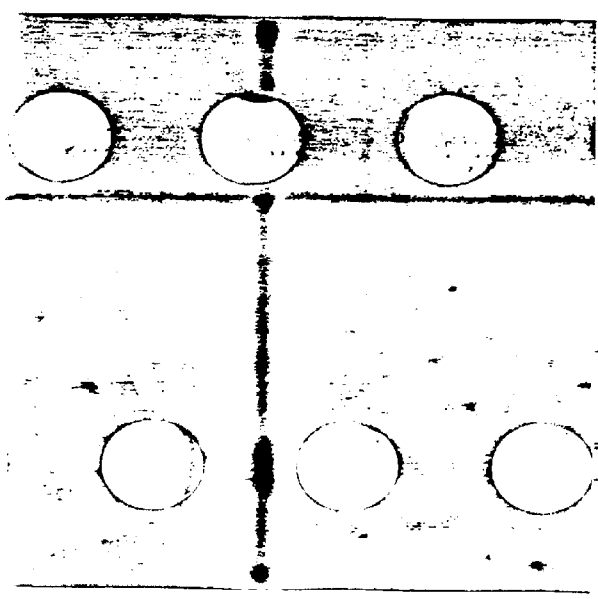
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February 19 94.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Rebecca L. Garland
Notary Public

MY COMMISSION EXPIRES: 5-24-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

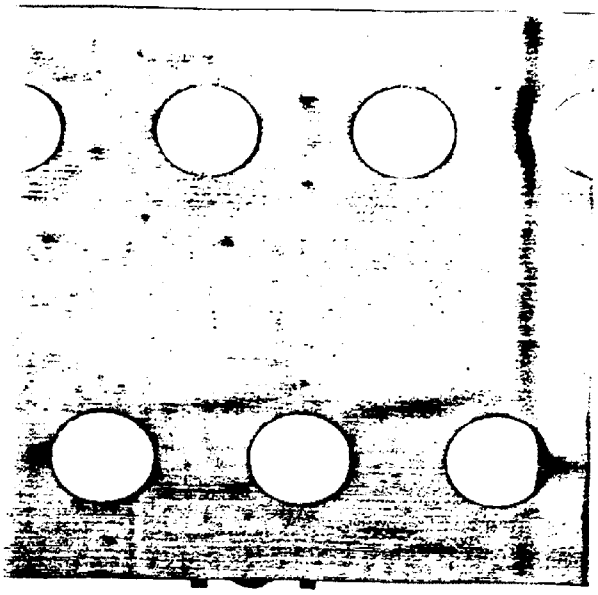
RECEIVED OF _____

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



19658
IDENTIF. ↑ REFERENCE

94 FEB 22 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 330000.00
CON TX 1221.00
PRFEE 1.00
MISC 8.00
TOTAL 1230.00
CHECK 1230.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/94 01 10:58 0001 7631

No.758531