PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34678)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 142000.00

Jacqueline Butler
Affiant

Sworn and subscribed before me this
7th day of March, 1994.

Christy Wilkins Ivey
Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Christopher E. Zaderiko Jacqueline Butler 3414 Benham Avenue Nashville, TN 37215	First Tennessee Bank, N.A. P.O. Box 351 Memphis, TN 38101	117-07-0 095.00 16DA 01965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sammy V. Swor, Jr. and spouse, Sarah V. Stamps, now known as Sarah Stamps Swor,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher E. Zaderiko and Jacqueline Butler, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the north half of Lot No. 183 on the Map of the north part of Noel's Subdivision of Watkins Grove, of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 100 feet on the easterly side of Benham Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Sammy V. Swor, Jr., and Sarah V. Stamps, both unmarried, by deed from Linda Ann Odom and husband, Murray Smith, of record in Book 8050, page 376, Register's Office for said County. The said Samy V. Swor, Jr. and Sarah V. Stamps having since married with Sarah V. Stamps now being known as Sarah Stamps Swor.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office; and to a 20-foot easement for sanitary sewers and/or storm drainage across/along the easterly line of said lot and a 10-foot temporary construction easement west of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4076, page 526, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 3414 Benham Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 1994.

Sammy V. Swor, Jr.

Sarah Stamps Swor

State of Tennessee
County of Davidson

On this 7th day of March, 1994, before me the undersigned authority, personally appeared **Sammy V. Swor, Jr.** and **Sarah Stamps Swor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public

25170

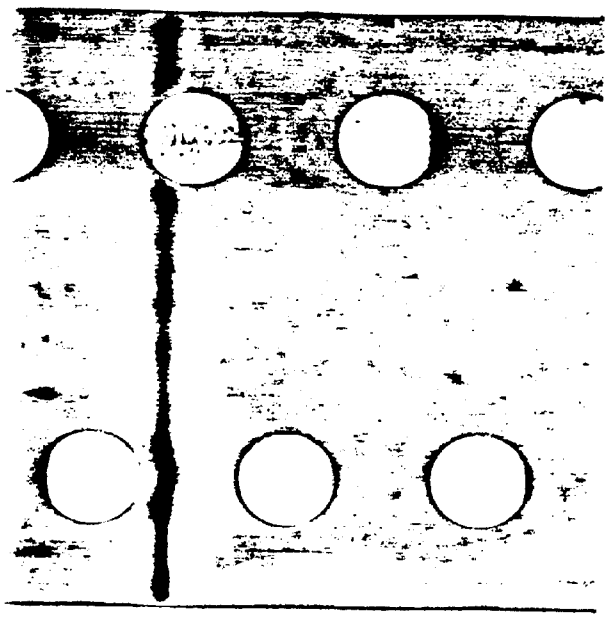
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 10:08

FEE $
DAVIDSON COUNTY, TN.

BOOK 9271 PAGE 598

8966 03/08 0101 03CHECK 534.40



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

RECEIVED OF _____

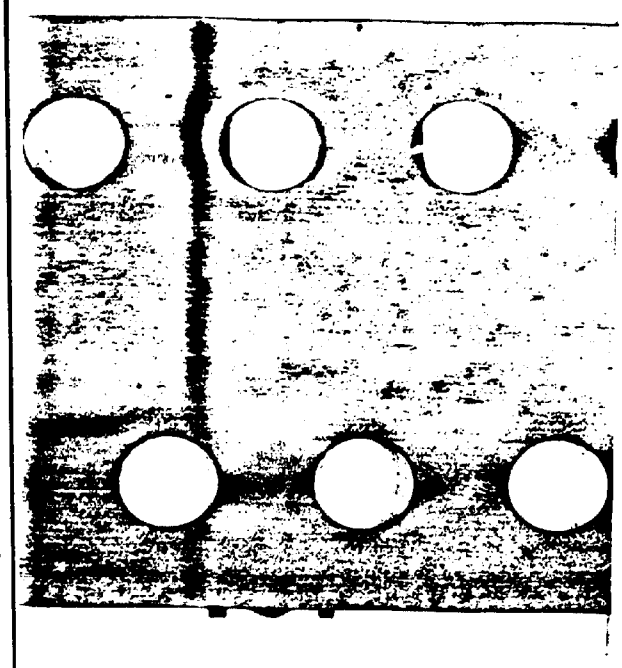
FOR _____

BOOK 9271 PAGE 599

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	
				142000.00
			CON TX	525.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	534.40
			CHECK	534.40
03/08/94	01		10:10 0001	8966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25170
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 10:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 764370