ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alanson B. Manley, III Carol Ann Manley 709 Heritage Drive Madison, TN 37115	Real Estate Financing 605 south Perry Street Montgomery, AL 36101-0669	Map 042-080 Parcel 02600

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Richard D. Swint and wife, Denise N. Swint, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Alanson B. Manley, III and wife, Carol Ann Manley, (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1, Heritage Village, Section III as of record in Plat Book 5800, page 214, Register's Office for Davidson County, Tennessee to which plan referenc eis hereby made for a full and complete and legal description.

Being the same property conveyed to Richard D. Swint and wife, Denise N. Swint by Warranty Deed from Fox Ridge Company, A Limited Partnership of record in Book 6961, page 267, said Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees(s) herein, assume and agree to pay the unpaid balance owing on a certain note, payable to the order of Metropolitan Federal in the current principal amount of $75,981.00 which is secured by a deed of trust of record in Book 6961, page 270, which is assigned to Real Estae Financing, Inc., Register's Office for Davidson County, Tennessee.

This property is commonly known as 709 Heritage Drive, Madison, Tennessee 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $84,712.05.

Alanson B. Manley III
Affiant

Subscribed and sworn to before me this 13th day of April, 1994.

Herman R. Rister
Notary Public

My Commission Expires May 28, 1995

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind theselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of April, 1994.

Richard D. Swint

Richard D. Swint

Denise N. Swint

Denise N. Swint

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 Richard D. Swint and wife Denise N. Swint bargainors, 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 at Nashville, Tennessee, this 13th day of April, 1994.

Herman A. Rutter

Notary Public

My Commission Expires: May 28, 1995

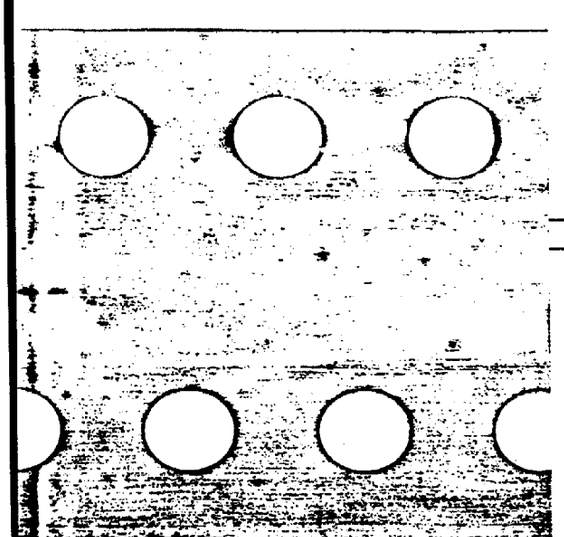
IDENTIFICATION
39569

94 APR 15 AM 9:53

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4559 04/15 1101 03CHECK 322.39





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

RECEIVED OF _____

FOR _____

BOOK 9313 PAGE 493

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 84712.05
				CON TX 313.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 322.39
				CHECK 322.39
			04/15/94 01	09:55 0001 4589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39569
IDENTIFICATION REFERENCE

94 APR 15 AM 9:58
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 779783