THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9434 PAGE 160

ADDRESS NEW OWNER:

DAVID E. SWETT, JR., AND WIFE
DEATRICE T. SWETT
2513 BRITTANY DRIVE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 83-12, PARCEL 83

8875 08/11/94 0101 03CHECK 353.40

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $92,000.00.

AFFIANT

Subscribed and sworn to me, this the 29 day of JULY, 1994.

Notary Public
My commission expires: 5-11-96

80254
IDENTIFICATION REFERENCE

94 AUG 11 AM 8:27
FILED
DAVIDSON COUNTY, TN.
REGISTER

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RICHARD D. LUCAS AND WIFE, DOROTHY B. LUCAS, referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DAVID E. SWETT, JR., AND WIFE, DEATRICE T. SWETT, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2513 BRITTANY DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 29th day of JULY, 1994.

Richard D. Lucas
RICHARD D. LUCAS

Dorothy B. Lucas
DOROTHY B. LUCAS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD D. LUCAS AND WIFE, DOROTHY B. LUCAS, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of JULY, 1994.

DEN... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eastland Acres, Section 7, as of record in Book 2330, page 166, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Brittany Drive at the corner of lots Nos. 1 and 2; thence with the line between said lots northwesterly 264 feet; thence south 5 deg. 12' west 256.9 feet to the northerly margin of Brittany Drive; thence with same northeasterly 298.99 feet to the beginning.

BEING the same property conveyed to Richard D. Lucas and wife, Dorothy B. Lucas, by Warranty Deed from Donald Lee Rumbley and wife, Cynthia Lou Rumbley, of record in Book 6371, page 554, Register's Office for Davidson County, Tennessee.

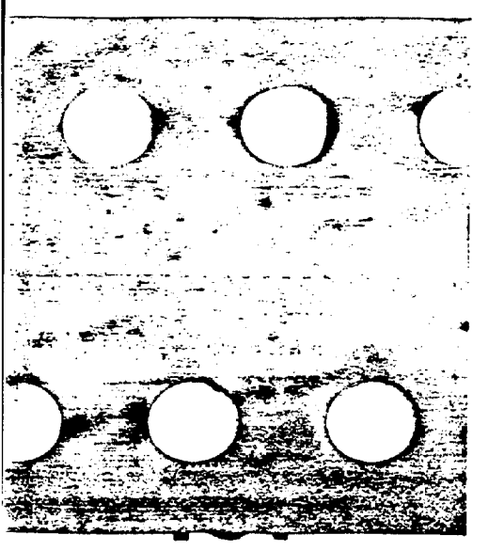
EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 2330, page 166, said Register's Office.

3. Restrictive covenants as set forth in instrument of record in Book 3074, page 481, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 163

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 12.00
TOTAL 353.40
CHECK 353.40

08/11/94 01 08:27 0001 6875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80254
IDENTIF. ↑ REFERENCE

94 AUG 11 AM 8:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823349