BOOK 9480 PG 209

Book 12

FROM: JAMES R. CHESHIRE, III

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

TO: CARL E. SWANEY AND WIFE, DOROTHY J. SWANEY

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Carl E. Swaney and wife, Dorothy J. Swaney 2711 Abbott Martin Road Nashville, Tn. 37215	SAME	Map 117-13-A Parcel 146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Carl E. Swaney
Affiant

Subscribed and sworn to before me, this the 30th day of September, 1994.

Carol R. Kennedy
Notary Public

My Comm. Expires: 1/25/97

94 SEP 30 PM 1:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95710
IDENTIF. ↑ REFERENCE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, James R. Cheshire, III, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Carl E. Swaney and wife, Dorothy J. Swaney, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

3615 09/30 0101 03CHECK 734.50

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2711 Abbott Martin Road, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Cassandra Ardoin Cheshire joins in the execution of this instrument solely for the purpose of conveying whatever marital rights she may have in the property described in Exhibit A as the spouse of James R. Cheshire, III.

WITNESS my hand this 30th day of September, 1994.

James R. Cheshire, III
James R. Cheshire, III

Cassandra Ardoin Cheshire
Cassandra Ardoin Cheshire

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 R. Cheshire, III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 1994.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 1/25/97

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 Cassandra Ardoin Cheshire, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 1994.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-B, Pointset Condominium, as shown on Exhibit "B" to Master Deed and By-Laws of Pointset, Lots 3 and 4 Condominium, of record in Book 5328, page 690, and as amended in Book 5970, page 282, Register's Office for said County, and being located on Lot No. 4 on the Plan of Pointset of record in Book 5050, page 65, said Register's Office, to which reference is here made, together with appurtenant interest in the common and limited common areas as set out in said Master Deed and By-Laws of record in Book 5328, pages 675-690, said Register's Office, and as shown on said Exhibit "B" attached thereto at page 690.

Being the same property conveyed to James R. Cheshire, III by deed from Creason Clayton Construction Company, Inc. of record in Book 5353, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1994 Metropolitan Government taxes.

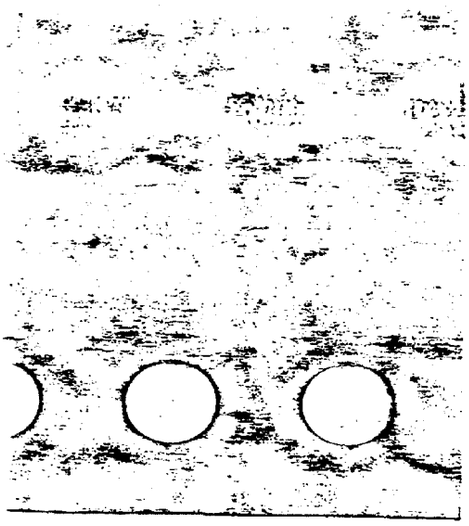
2. All matters as shown on the Plan of record in Book 5050, page 65, said Register's Office.

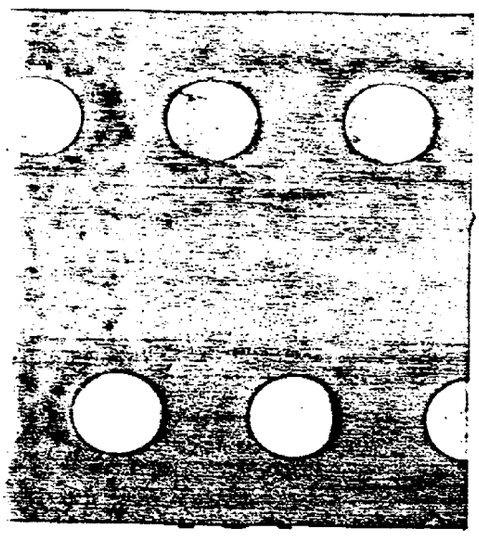
3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Pointset, Lots 3 and 4 Condominium, and the By-Laws appended thereto, of record in Book 5328, page 675, and as amended in Book 5970, page 282, said Register's Office.

4. The Premises herein insured is a condominium apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of PointSet, Lots 3 and 4 Condominium, of record in Book 5328, page 675, and as amended in Book 5970, page 282, said Register's Office.

5. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5143, page 132, said Register's Office.

6. Rights of others in and to the common elements.





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

RECEIVED OF _____

FOR _____

BOOK 9480 PG 212

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 195000.00
CON TX 721.50
PRFEE 1.00
[redacted] 12.00
TOTAL 734.50
CHECK 734.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/94 01 13:49 0001 3615

95710
IDENTIF. & REFERENCE

94 SEP 30 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839870