BOOK 9484 PG 27

This Instrument Prepared By:
JOE T. CHILDRESS, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

ADDRESS NEW OWNER:
John E. Swaim
1901 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
FIRST AMERICAN NATIONAL BANK
Nashville, TN 37238

MAP AND PARCEL:
Map: 83
Group: 14
Parcel: 173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Thomas A. Deep, Sr., Conservator for the Estate of Ruby L. Deep, ward, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John E. Swaim, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 of Block "C" on the Plan of Priest Home Place, of record in Book 161, Page 102, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines with the easterly margin of 19th Street, 160 feet to an alley.

Being the same property conveyed to Anthony Deep and wife, Ruby L. Deep, by Deed dated January 28, 1955, from E. H. Staley and wife, Othello Staley, of record in Book 2341, Page 87, Register's Office for Davidson County, Tennessee, the said Anthony Deep having subsequently become deceased on July 7, 1990. Pursuant to an Order entered by the Probate Court for Davidson County, Tennessee on May 24, 1994 (See Case No. 94P-319), Thomas A. Deep, Sr. was appointed Conservator for the Estate of Ruby L. Deep, ward; and, on August 25, 1994, an Order was entered by the Probate Court authorizing the Conservator to sell the real property described above.

This is improved property known as 1901 Fatherland Street, Nashville, TN, 37206.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantee.

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, his heirs and assigns, forever; and I, Thomas A. Deep, Sr., Conservator for the Estate of Ruby L. Deep, ward, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of October, 1994.

Thomas A. Deep, Sr.
THOMAS A. DEEP, SR., Conservator
for the Estate of Ruby L. Deep

PICK-UP

94 OCT -4 PM 2:19
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

96846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas A. Deep, Sr., Conservator for the Estate of Ruby L. Deep, ward, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 3rd day of October, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

4823 RECD 94 0101 03CHECK 159.15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $39,500.00.

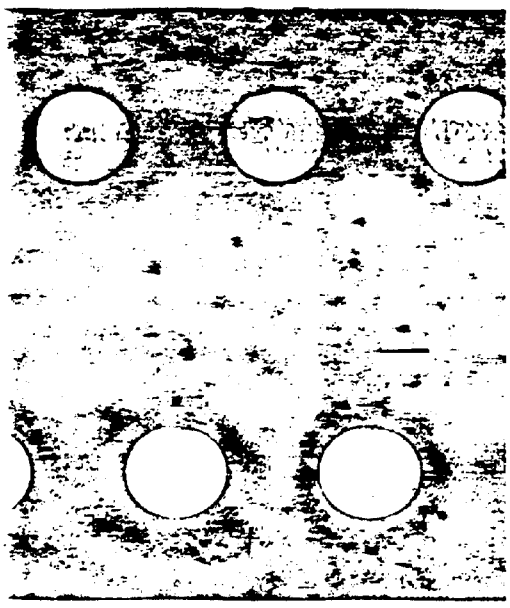
Howard A. Deep, Jr.
AFFIANT

Subscribed and sworn to before me
this 25 day of October, 1994.

Margaret Jane Stewart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

NOTARY PUBLIC AT LARGE



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

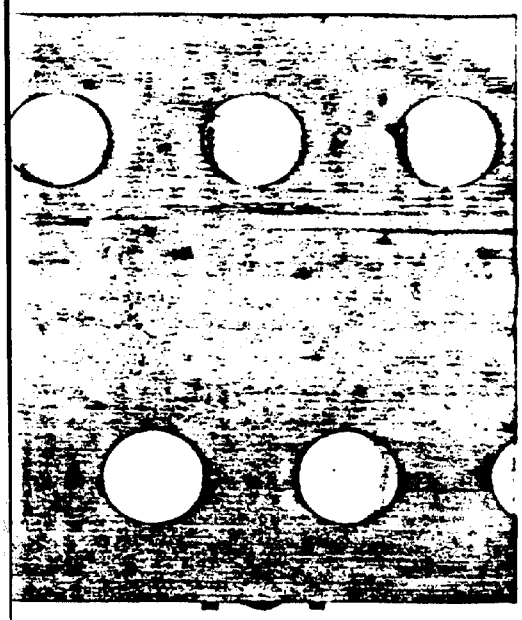
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96846
IDENTIF. ↑ REFERENCE

94 OCT -4 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT	39500.00
CON TX	146.15
~~DEED~~	~~1.00~~
~~MDEED~~	~~12.00~~
TOTAL	159.15
CHECK	159.15

10/04/94 01 14:18 0001 4838

No. 841078