ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Laurentio Branza Mariana Branza 2339 Revere Place Nashville, TN 37214	Columbia National, Incorporated Attn: Tax Dept. P.O. Box 3050 Columbia, Maryland 21045	MAP and PARCEL 84-15-133

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marvin Gilbert Swinney and Wilma Jeanne Swinney, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Laurentio Branza and Mariana Branza, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Castlewood Estates, Section I of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete legal description.

Being the same property conveyed to Marvin Gilbert Swinney and wife, Wilma Jeanne Swinney, by deed from Federal National Mortgage Association, of record in Book 6710, Page 173, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2339 Revere Place, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 2331, Page 72, said Register's office and all matters therein; 3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4888, Page 584, said Register's office.

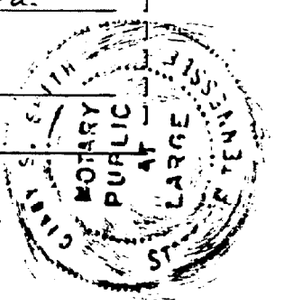
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $100,000.00

Laurentio Branza
Affiant

Subscribed and sworn before me this 6th day of October, 1994.

Cindy S. Smith
Notary Public

My Commission Expires: 6/30/97



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' 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 herein.

And Grantors do further covenant and bind themselves, 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **October, 1994.**

Marvin Gilbert Swinney
Marvin Gilbert Swinney

Wilma Jeanne Swinney
Wilma Jeanne Swinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3958 10/07 0101 03CHECK 379.00

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Marvin Gilbert Swinney and Wilma Jeanne Swinney, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

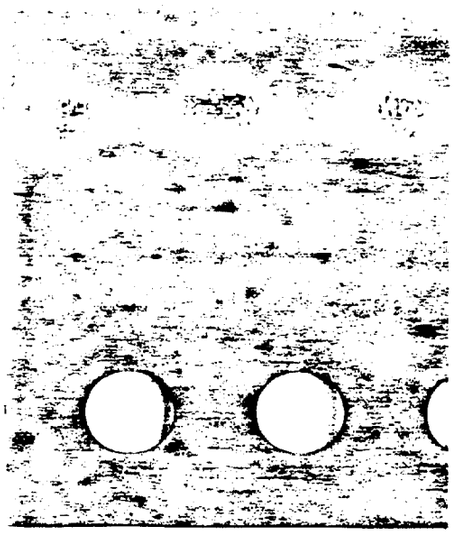
Witness my hand and official seal at **Nashville,**, Tennessee, this **6th** day of **October, 1994.**

Notary Public
My Commission Expires:

File No. 9410-342

97883
IDENTIF. & REFERENCE

94 OCT -7 AM 9:39
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

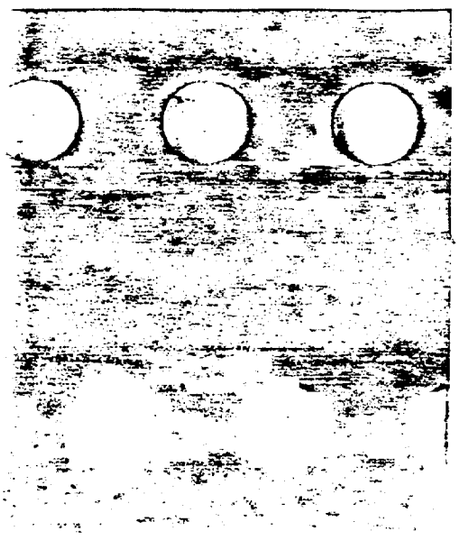
RECEIVED OF _____

FOR _____

BOOK 9487 PG 462

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97883
IDENTIF. & REFERENCE

94 OCT -7 AM 9:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 842182