This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Patricia Diane Ramsey
2929 Selena Drive, Unit H-113
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 119-14-A
GROUP
PARCEL 113

WARRANTY DEED

BOOK 9549 PG 749

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, Carl E. Swaney, Sr., a married person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Patricia Diane Ramsey, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit H-113, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.
>
> BEING the same property conveyed to Carl E. Swaney, Sr., a married person, by deed from Music Circle Investments, a partnership , as of record in Book 6644, page 141, Register's Office for Davidson County, Tennessee.
>
> Dorothy Swaney joins in this conveyance to convey any and all rights she may have in the property by virtue of her marriage to the Grantor.
>
> This is improved property known as Kingswood Condominiums, 2929 Selena Drive, Unit H-113, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patricia Diane Ramsey, an unmarried person, her heirs and assigns, forever; and I, Carl E. Swaney, Sr., a married person, 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, her 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.

BOOK 9549 PG 750

Witness my hand this the 16th day of December, 1994.

Carl E. Swaney, Sr.

Dorothy Swaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl E. Swaney, Sr., and wife, Dorothy Swaney, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,500.00.

Patricia D. Swaney
AFFIANT

Subscribed and sworn to before me
this 16th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4425 12/19 0101 03CHECK 169.95

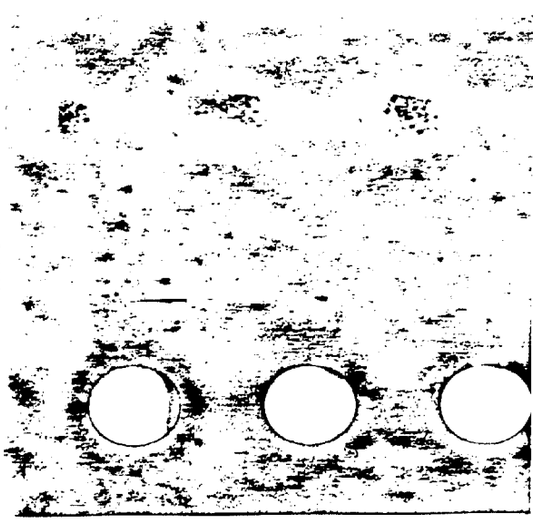
PICK-UP

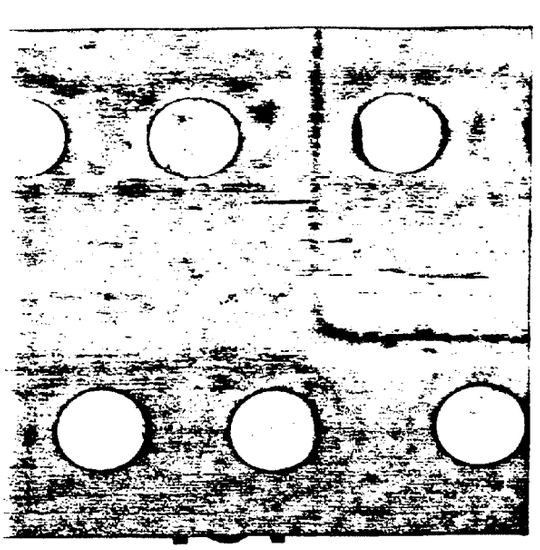
REGISTER
DAVIDSON COUNTY, TN.

94 DEC 19 PM 1:20

18427

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9549 PG 751

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 43500.00
CON TX 160.95
PRFEE 1.00
~~UNFED 8.00~~
~~TOTAL 169.95~~
CHECK 169.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/94 01 13:21 0001 4425

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IDENTIF. ↑ REFERENCE

94 DEC 19 PM 1:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864369