BOOK 9550 PG 321

WARRANTY DEED

~~BOX #19B~~

#94-12-37

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Katherine Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LESLIE TODD SWINDELL (NAME)	REGIONS BANK OF TENNESSEE (NAME)	MAP 115-03
717 Templeton Drive (ADDRESS)	616 Marriott Dr, P.O. Box 305171 (ADDRESS)	PARCEL 019
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5171 (CITY) (STATE) (ZIP)	FB #08DZ-48865

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 OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, JEANNE B. TANT, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLIE TODD SWINDELL AND WIFE, TRACEE P. SWINDELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 243 on the Plan of Brook Meade, Section VII, as of record in Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clyde R. Tant and wife, Jeanne Tant, by Deed from David H. Waller and wife, Janae B. Waller, of record in Book 4620, Page 763, and by Deed of Correction, of record in Book 4703, Page 659, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree in Minute Book 106C, Page 223, and File No. 87134, of record in the Fourth Circuit Court of Davidson County, Tennessee. The said Clyde R. Tant A/K/A Clyde Raymond Tant, Jr., an unmarried person, having since conveyed all of his right, title and interest to Jeanne Tant A/K/A Jeanne Burns Tant, by Quitclaim Deed being filed of record simultaneously herewith.

THIS conveyance is subject to restrictive covenants of record in Book 2333, Page 629, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid at closing by the Grantor herein.

unimproved ( )
This is improved (X) property, known as 717 Templeton Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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.

Witness my hand this 27th day of December 19 94

Jeanne B Tant

JEANNE B. TANT

BOOK 9550 PG 322

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 JEANNE B. TANT, AN UNMARRIED WOMAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of December, 19 94.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

PICK-UP

IDENTIFICATION REFERENCE

21726

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9560 PG 323

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

12/30/94 01 14:10:0001 3018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21726
IDENTIF. & REFERENCE

94 DEC 30 PM 2:10

REGISTER
DAVIDSON COUNTY, TN

No. 867903