BOOK 9575 PG 488

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 470,000.00

X Patsy T. Baccus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY 19 95

Tracey A. Brooks
Notary Public

MY COMMISSION EXPIRES: Feb 25 1998

(AFFIX SEAL)

Mail

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue North, Nashville, TN 37219.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL BACCUS, et ux	Same	Map 159-00
(NAME)	(NAME)	Parcels 34 & 129 (Davidson)
1707 Graybar Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 8N; Group A Parcels 300, 400, & 500 (Williamson)
Nashville, TN 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, PATRICIA ANN SWINDELL PHAIR, PAUL WILLIAM SWINDELL and ROBERT GLENN SWINDELL, SR. Co-Executors of the Estate of PAUL E. SWINDELL, Deceased & ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL BACCUS and wife PATSY T. BACCUS

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

Real Property Description Attached Hereto as Exhibit "B" and Incorporated Herein.

**Grantors Include:
BENEFICIARIES AS FOLLOWS: Patricia Ann Swindell Phair
Paul William Swindell
Robert Glenn Swindell, Sr.
Monica Ann Farrall

Robert Glenn Swindell, Jr.
Karen Lynn Swindell
Jeffrey Neil Swindell
Paul William Swindell & Phyllis Anita Swindell, Trustees, with full powers, for Nathan William Swindell, a minor, and Jason Thomas Swindell, a minor

95 JAN 20 PM 2:04

IDENTIFICATION REFERENCE 26927

Lots 1, 4, 5, & 6, River Oaks, Section One

unimproved ( ) This is improved (XX) property, known as 1331 Old Hickory Boulevard, Nashville, TN
(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 our hand this 13 day of January, 19 95

Patricia Ann Swindell Phair
PATRICIA ANN SWINDELL PHAIR, Co-Executor

Robert Glenn Swindell Sr
ROBERT GLENN SWINDELL, SR. Co-Executor

Paul William Swindell
PAUL WILLIAM SWINDELL, Co-Executor

Beneficiaries' Signatures Attached hereto as Exhibit "A"

STATE OF
COUNTY OF

BOOK 9575 PG 489

Personally appeared before me, _____, a Notary Public in and for said County and State, PATRICIA ANN SWINDELL PHAIR

with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purpose therein contained, and who further acknowledged that SHE IS the Co-Executor of Estate of Paul E. Swindell of the maker or a constituent of the maker and she is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in _____,
this _____ day of _____, 1995.

_____
Notary Public

My commission expires: _____

DEED

FROM
Co-Executors of Estate of Paul E. Swindell

TO
Daniel Baccus, et ux

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

EXHIBIT A

Witness our hands this 13 day of January, 1995.

BENEFICIARIES OF THE ESTATE OF PAUL E. SWINDELL, DECEASED:

PATRICIA ANN SWINDELL PHAIR

PAUL WILLIAM SWINDELL

ROBERT GLENN SWINDELL, SR.

MONICA ANN FARRALL

PAUL WILLIAM SWINDELL, Co-Trustee with full powers for NATHAN WILLIAM SWINDELL, a minor

PHYLLIS ANITA SWINDELL, Co-Trustee with full powers for NATHAN WILLIAM SWINDELL, a minor

PAUL WILLIAM SWINDELL, Co-Trustee with full powers for JASON THOMAS SWINDELL, a minor

PHYLLIS ANITA SWINDELL, Co-Trustee with full powers for JASON THOMAS SWINDELL, a minor

ROBERT GLENN SWINDELL, JR.

KAREN LYNN SWINDELL

JEFFREY NEIL SWINDELL

* * * * *

STATE OF WASH)
COUNTY OF KING)

Personally appeared before me, ~~PATRICIA ANN SWINDELL PHAIR~~ JOSEPH W WEBB, a Notary Public in and for said County and State, PATRICIA ANN SWINDELL PHAIR, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Executor of the Estate of Paul E. Swindell, deceased, Maker herein, and is authorized by the Maker to execute this instrument on behalf of the Maker.

Witness my hand, at office in KIRKLAND, WASH, on this the 13TH day of JAN, 1995.

JOSEPH W. WEBB
NOTARY PUBLIC

My Commission Expires: 5-15-98

JOSEPH W. WEBB NOTARY PUBLIC COMMISSION EXPIRES NOTARY PUBLIC 05-15-98 STATE OF WASHINGTON

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, PAUL WILLIAM SWINDELL, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of the Estate of Paul William Swindell, deceased, Maker herein, and is authorized by the Maker to execute this instrument on behalf of the Maker.

Witness my hand, at office in NASHVILLE Tennessee on this the 20 day of JANUARY, 1995.

Tracey A Brooks
NOTARY PUBLIC

TRACEY A. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/25/98

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, ROBERT GLENN SWINDELL, SR., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of the Estate of Paul William Swindell, deceased, Maker herein, and is authorized by the Maker to execute this instrument on behalf of the Maker.

Witness my hand, at office in NASHVILLE Tennessee on this the 20 day of JANUARY, 1995.

Tracey A Brooks
NOTARY PUBLIC

TRACEY A. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/25/98

* * * * *

STATE OF WASH)
COUNTY OF KING)

Personally appeared before me, JOSEPH W WEBB, a Notary Public in and for said County and State, PATRICIA ANN SWINDELL PHAIR, individually, with whom I am personally acquainted, and who acknowleged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in KIRKLAND, WA, on this the 13 day of JAN, 1995.

NOTARY PUBLIC

JOSEPH W. WEBB NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 05-15-98

My Commission Expires: 5-15-98

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, PAUL WILLIAM SWINDELL, individually, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in NASHVILLE, Tennessee on this the 20 day of JANUARY, 1995.

Tracey A Brooks
NOTARY PUBLIC

TRACEY A. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/25/98

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, ROBERT GLENN SWINDELL, SR., individually, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in NASHVILLE, Tennessee on this the 20 day of JANUARY, 1995.

Tracey A. Brooks
NOTARY PUBLIC

TRACEY A. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/25/98

* * * * *

STATE OF North Carolina)

COUNTY OF Cumberland)

Personally appeared before me, Jean D. Rhiner, a Notary Public in and for said County and State, MONICA ANN FARRALL, with whom I am personally acquainted, and who acknowleged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Fayetteville, North Carolina on this the 9th day of January, 1995.

Jean D. Rhiner
NOTARY PUBLIC

My Commission Expires: 1997

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, PAUL WILLIAM SWINDELL, CO-TRUSTEE, with full powers, for NATHAN WILLIAM SWINDELL, a minor, and JASON THOMAS SWINDELL, a minor, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in NASHVILLE, TN on this the 20 day of JANUARY, 1995.

Tracey A. Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

* * * * *

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, REGINA R. CRABB, a Notary Public in and for said County and State, PHYLLIS ANITA SWINDELL, CO-TRUSTEE, with full powers, for NATHAN WILLIAM SWINDELL, a minor, and JASON THOMAS SWINDELL, a minor, with whom I am personally acquainted, and who acknowleged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 16th day of January, 1995.

Regina R. Crabb
NOTARY PUBLIC

My Commission Expires: Sept. 16, 1995

* * * * *

STATE OF Tenn)
COUNTY OF Davidson)

Personally appeared before me, Robin Sayer, a Notary Public in and for said County and State, ROBERT GLENN SWINDELL, JR., with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tenn. on this the 17th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: [illegible] 1995

* * * * *

STATE OF Tenn)
COUNTY OF Dav)

Personally appeared before me, Robin Sayer, a Notary Public in and for said County and State, KAREN LYNN SWINDELL, with whom I am personally acquainted, and who acknowleged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tenn. on this the 17th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: [illegible] 1995

* * * * *

STATE OF Alabama)
COUNTY OF Lee)

Personally appeared before me, Josephine B. Thompson, a Notary Public in and for said County and State, JEFFREY NEIL SWINDELL, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Auburn, Al, on this the 6 day of January, 1995.

Josephine B. Thompson
NOTARY PUBLIC

My Commission Expires: [illegible]

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EXHIBIT "B"

BOOK 9575 PG 495

LEGAL DESCRIPTION

Land in Davidson County Tennessee situated on the South side of Old Hickory Blvd., immediately to the West of River Oaks Road and more particularly described as follows:

Beginning at an iron rod located in the south R.O.W. margin of Old Hickory Blvd., said point also being the North East corner of the William A. King property; thence with said R.O.W. S 75° 13' E 519.86 feet to an iron rod; thence leaving said R.O.W. S 14° 47' W 45.00 feet to a concrete monument; thence with the chord of a curve having a radius of 50.00 feet and an interior angle of 90° 00' 00", S 30°13' 00" E 70.71 feet to an iron rod; thence with the chord of a curve with a radius of 410.00 feet and an interior angle of 42° 24' 00", S 6° 25' 00" E 296.53 feet to a concrete monument; thence S 27° 37' 00" E 51.34 feet to a concrete monument; thence leaving said R.O.W. S62° 30' 26" W 318.83 feet to an iron rod; thence N 39° 09'11" W 24.96 feet to a concrete monument; thence N 59° 15' 57" W 172.98 feet to a concrete monument; thence N 72° 15' 36" W 184.13 feet to an iron rod; thence N 3°58' 57" E 562.14 feet to the point of beginning, said tract containing 7.26 acres more or less.

Lot 1, as shown on the revised plan of River Oaks, Section 1, of record in Book 4060, Page 141, Registers Office for Davidson County Tennessee, and Lots 4, 5, and 6 as shown on the Plan of River Oaks, Section 1 of record in Book 4175, Page 31, Registers Office for Davidson County Tennessee, and Plat Book 3, Page 41, Registers Office for Williamson County Tennessee, and more particularly described as follows:

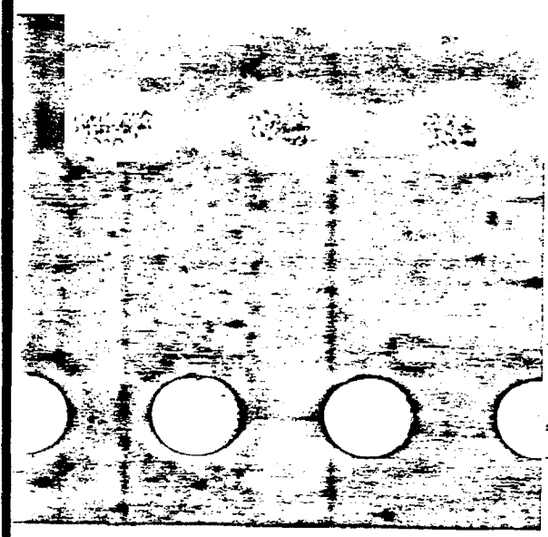
Said lot 1 fronts 173.27 feet (plat 173.27 feet) on the westerly margin of River Oaks Road and runs back between lines, 318.83 feet (plat 319.00 feet) on its northerly line and 291.23 feet (plat 291.00 feet) on its southerly line to a line in the rear in which it measures 134.3 feet (plat 134.3 feet), containing 1.06± acres (plat 1.09 acres).

Said Lot 4 fronts 172.04 feet (plat 172.04 feet) along the northerly margin of River Oaks Court, and runs back between lines, 196.29 feet (plat196.00 feet) on its easterly line and 312.49 feet (plat 312.25 feet along its westerly line, to a line in the rear on which it measures 243.26 feet (plat 244.05 feet), containing 1.11 ± acres (plat 1.13 acres).

Said Lot 5 fronts 119.00 feet (plat 119.00 feet) along the northerly margin of River Oaks Court, and runs back between lines, 312.49 feet (plat 312.25 feet) on its easterly line and 379.58 feet (plat 380.00 feet) along its westerly line to a line in the rear on which it measures 197.94 feet (plat 198.11 feet), containing 1.21± acres (plat 1.26 acres).

Said Lot 6 fronts 119.00 feet (plat 119.00 feet) along the northerly margin of River Oaks Court and runs back between lines, 379.58 feet (plat 380.00 feet) along its easterly line and 430.56 feet (plat 430.25 feet) along its westerly line, to a line in the rear on which it measures 184.13 feet (plat 185.02 feet), containing 1.45± acres (plat 1.47 acres).

Being part of the property conveyed to Paul E. Swindell and wife Mary Louise Swindell by deed from Mrs. Louise Phillips and husband Harry Phillips, of record at Book 1786, page 330, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Paul E. Swindell and wife Mary Louise Swindell by deed from Andrew Ewing, Trustee, of record in Book 4301, page 11, Register's Office for Davidson County, Tennessee and of record at Book 161, page 89, Register's Office for Williamson County, Tennessee.



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

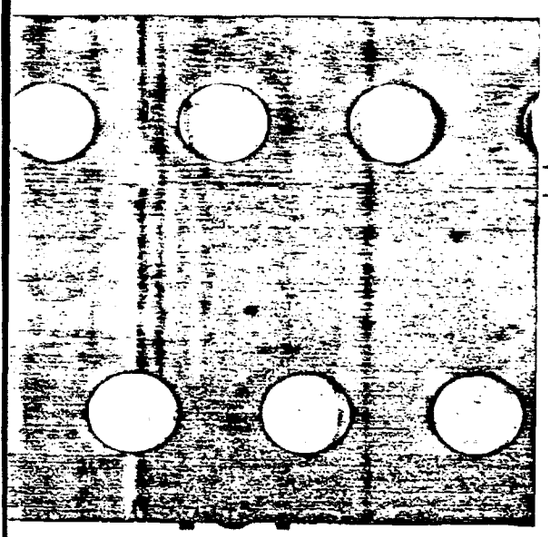
RECEIVED OF _____

FOR _____

BOOK 9575 PG 496

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 470000.00
CON TX 1739.00
PRFEE 1.00
TDEED 32.00
ERR CO
BY BANK 32.00-
WDEED 32.00
TOTAL 1772.00
CHECK 1772.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 JAN 20 PM 2:0[illegible] DAVIDSON COUNTY, TN.

01/20/95 01 14:04 0001 3873

26927
IDENTIF. & REFERENCE

No. 873686