This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

BOOK 9644 PG 52

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Susan Swift	same	Map 95-4
224 Emery Drive		Parcel No. 179
Nashville, Tennessee 37214		

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, JAMO, LTD., a Partnership of Ernest M. Tomlinson (now deceased) and James R. Doran, JAMES R. DORAN, individually, and FRANCES G. TOMLINSON, (widow and devisee under the Last Will and Testament of Ernest M. Tomlinson), individually, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN SWIFT, a married person but taking title in her name individually, hereinafter referred to as Grantee, her successors, heirs and assigns, a certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 3rd Civil District of said County, being a part of a lot marked "Warwick" on the Plan of Eva Mor Heights, of record in Book 1424, page 149 in the Register's Office for said county, and being part of Lot No. 6 on the Map of the Vaughn and Ellis Lands as of record in Book 332, page 172 and 173 in said Register's Office, and described partly according to an unrecorded survey made by J.R. Wauford & Company, Engineers, on June 9, 1959, as follows:

Beginning at a point in the easterly margin of Graylynn Drive 325.11 feet from the southwestern corner of the lot conveyed to Esso Standard Oil company by deed of record in Book 2447, page 731, in the Register's Office for said County, said 325.11 feet being measured along with easterly margin of said Graylynn Drive; thence South 26 deg. 52 min. West 70 feet to an iron pin; thence North 87 deg. 57 min. East 333.5 feet to an iron pin; thence North 3 deg. 50 min. West 62.3 feet; thence South 87 deg. 57 min. West 297.3 feet to the point of beginning.

Also conveyed herewith is an easement for ingress and egress on a strip of land 12 feet wide measured along the easterly margin of Graylynn Drive and joining and lying adjacent to the northern boundary line of said property described herein, the width of the easement on the western boundary line being 10.7 feet.

Being the same property conveyed to JAMO, LTD., A PARTNERSHIP OF ERNEST M. TOMLINSON AND JAMES R. DORAN, by deed from R. H. Pursell of record in Book 7092, page 216, Register's Office for Davidson County, Tennessee. The said Ernest M. Tomlinson having since died and Frances G. Tomlinson, the widow of Ernest M. Tomlinson, and James R. Doran having sold this property as part of winding down and dissolving the partnership.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 1995.

NOTARY PUBLIC

My Commission Expires:
4-16-95

This is improved property known as 189 Graylynn Drive, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SHIRLEY Y. DORAN, Wife of JAMES R. DORAN, joins in this conveyance to convey any and all interest, if any, she may have in the property.

Witness my hand this 12 day of April, 1995.

JAMO, LTD.

BY: James R. Doran
JAMES R. DORAN
General Partner

BY: Frances G. Tomlinson
FRANCES G. TOMLINSON
General Partner

James R. Doran
JAMES R. DORAN, individually

Shirley Y. Doran
SHIRLEY Y. DORAN, individually

Frances G. Tomlinson
FRANCES G. TOMLINSON, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared JAMES M. DORAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of JAMO, LTD., the within named bargainor, a corporation, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by JAMES M. DORAN, as General Partner.

Witness my hand and seal, at office in Nashville, this 12th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared FRANCES G. TOMLINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner of JAMO, LTD., the within named bargainor, a corporation, and that she as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by FRANCES G. TOMLINSON, as General Partner.

Witness my hand and seal, at office in Nashville, this 12th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 9/26/98

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 JAMES R. DORAN, individually, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1995.

Notary Public

My Commission Expires: 9/26/98

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 SHIRLEY Y. DORAN, 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 Nashville, Tennessee, this 12th day of April, 1995.

Notary Public

My Commission Expires: 9/26/98

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 FRANCES G. TOMLINSON, individually, 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 Nashville, Tennessee, this 12th day of April, 1995.

Notary Public

My Commission Expires: 9/26/98

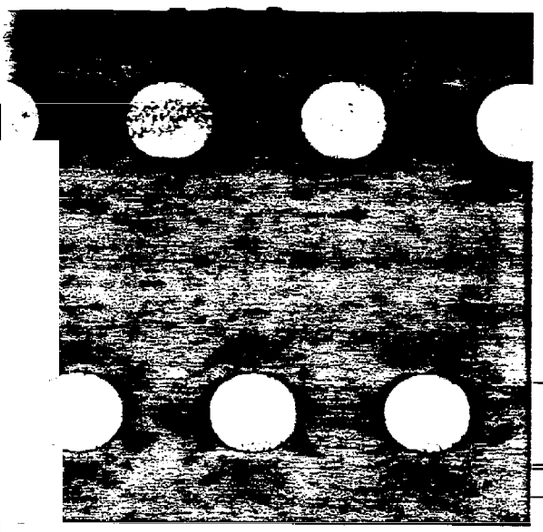
51010

IDENTIF. & REFERENCE

95 APR 13 AM 8:59

PICK-UP

2292 04/13 1401 03CHECK 701.50



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

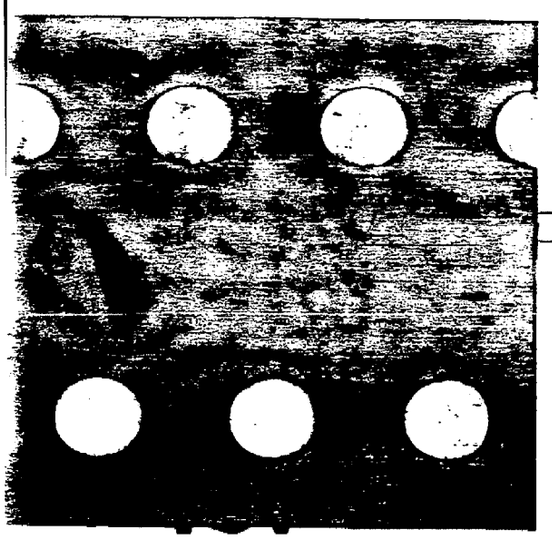
RECEIVED OF _____

FOR _____

BOOK 9644 PG 56

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	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	16.00
TOTAL	701.50
CHECK	701.50

04/13/95 01 08:59 0001 0282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51010
IDENTIF. # REFERENCE

95 APR 13 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 899770