This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9646 PG 954

ADDRESS NEW OWNER:
Robert T. Wilcox, Jr. and Chyrall R. Swanson
304 Paragon Mills Road
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fleet Mortgage Corp.
P.O. Box 100518
Florence, SC 29501-0518

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert A. Wilkerson and wife, Sandra A. Wilkerson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert T. Wilcox, Jr. and Chyrall R. Swanson, 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. 3 on the Plan of Section One, Greenwood Hills, of record in Book 3106, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert A. Wilkerson and wife, Sandra A. Wilkerson by deed from James R. Kaiser, as of record in Book 5697, page 824, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Paragon Mills Road, Nashville, TN 37211.

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

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive covenants of record in Book 3251, page 18, in Book 3255, page 156, and in Book 5013, page 392, said Register's office. NOTE: There is a plat drawing showing the then existing boundaries of the Anselm Eckart Property (including the recorded Plat of Greenwood Hills Subdivision of record in Book 3250, page 429, said Register's Office, whereupon no restrictive covenants appear). However, an instrument of record in Book 3255, page 156, said Register's Office, recite that the restrictive covenants of record in Book 3250, page 429, are amended as set out in said Amendatory instrument.
3. All matters as shown on the plan of record in Book 3106, page 37, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Wilcox, Jr. and Chyrall R. Swanson, their heirs and assigns, forever; and we, Robert A. Wilkerson and wife, Sandra A. Wilkerson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of April, 1995. BOOK 9646 PG 955

Robert A. Wilkerson

Robert A. Wilkerson

Sandra A. Wilkerson

Sandra A. Wilkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 10/1/96

52127
IDENTIF. & REFERENCE

95 APR 17 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

Robert A Wilcox Jr

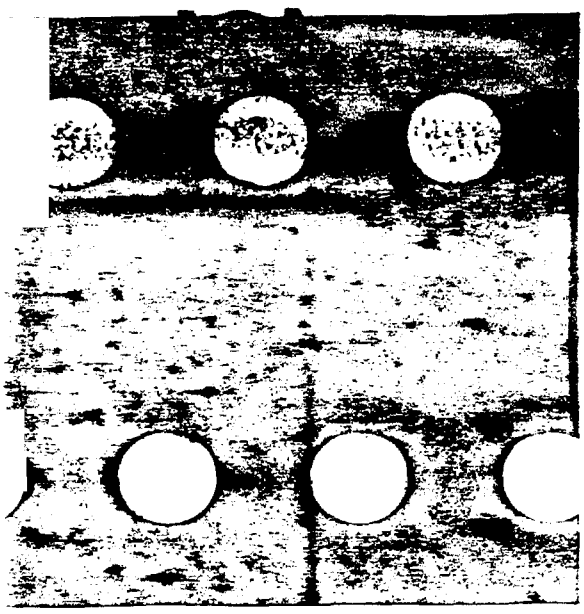
AFFIANT

Subscribed and sworn to before me this 13th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 10/1/96

460 04/17 0101 03CHECK 282.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

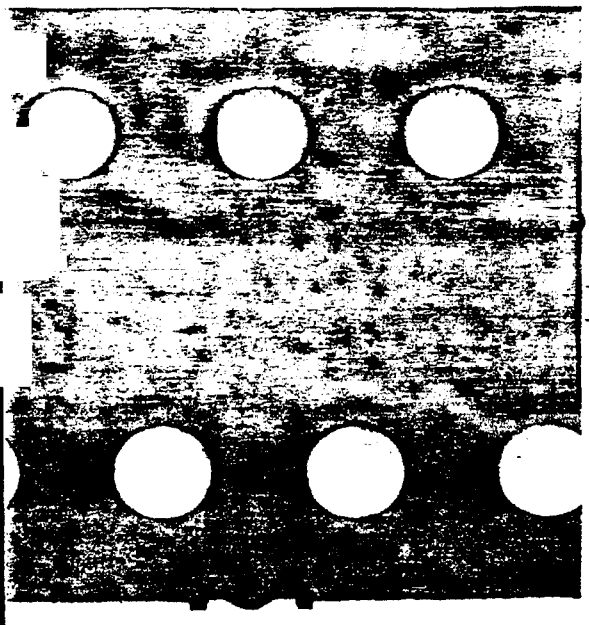
RECEIVED OF _____

FOR _____

BOOK 9646 PG 956

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 74000.00
CON TX 273.30
PRFEE 1.00
MDEED 8.00
TOTAL 282.80
CHECK 282.80

04/17/95 01 14:41 0001 1460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52127
IDENTIF. & REFERENCE

95 APR 17 PM 2:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 900939