FILE NO. 33346
FILE BOX "7"

BOOK 9653 PG 849

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 1995

Notary Public

MY COMMISSION EXPIRES: 11/29/96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS L. SWOR et ux	S A M E	118-8-180 118-8-181
(NAME)	(NAME)	118-8-182
4125 MARKET ST,	SUITE 9	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
VENTURA, CA. 93003		
(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, DONALD R. CLEMONS and wife, VICTORIA CLEMONS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. SWOR and wife, SUSAN B. SWOR,

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:

SEE ATTACHED LEGAL DESCRIPTIONS WHICH CONTAIN THE PROPERTY CONVEYED AS WELL AS THE CORRECT DERIVATION CLAUSES.

51607
IDENTIFICATION REFERENCE

95 APR 25 AM 9:58
FELIX [illegible] REGISTER
DAVIDSON [illegible] TN.

This is unimproved ( ) improved (X) property, known as 2520 Eugenia Avenue, Nashville, Tennessee 37211
(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 s this 13th day of April, 1995

Donald R Clemons
DONALD R. CLEMONS

Victoria Clemons
VICTORIA CLEMONS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD R. CLEMONS and wife, VICTORIA CLEMONS

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 instrument for the purposes therein contained.

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

Commission Expires 11/28/98

_____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

TRACT I:

LAND in Davidson County, Tennessee, being part of Lot "B" on the revised and corrected map of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, Page 29, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the southwestern corner of Eugenia Avenue and Newsome Street, thence with eastern margin of Eugenia Avenue South 22 deg. 40' 51" east 382.1 feet to a point, said point being the true point of beginning; thence south 84 deg. 05' 33" east 171.23 feet to an iron pin; thence south 20 deg. 04' 49" east 59.43 feet to an iron pin; thence south 63 deg. 57' 01" west 147.9 feet to an iron pin; thence north 22 deg. 40' 51" west 150.00 feet to an iron pin. Said iron pin being the point of beginning, containing 15,648.18 square feet, or 0.359 acres, more or less.

BEING the same property conveyed to Donald Clemons and Clyde Clemons by deed from W. A. Beasley, III of record in Book 6856, Page 471, Register's Office for Davidson County, TN. By Quitclaim Deed of record in Book 7826, Page 51, Clyde Clemons and wife, Virginia Clemons conveyed their interest in subject property to Donald Clemons.

TRACT II:

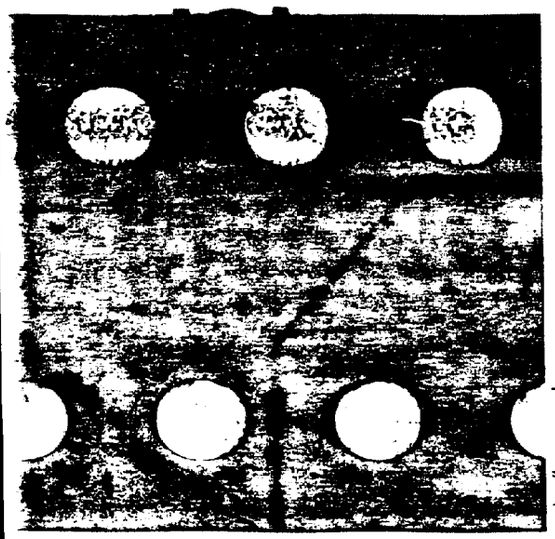
LAND in Davidson County, TN, being Lot No. 85 on the Map of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

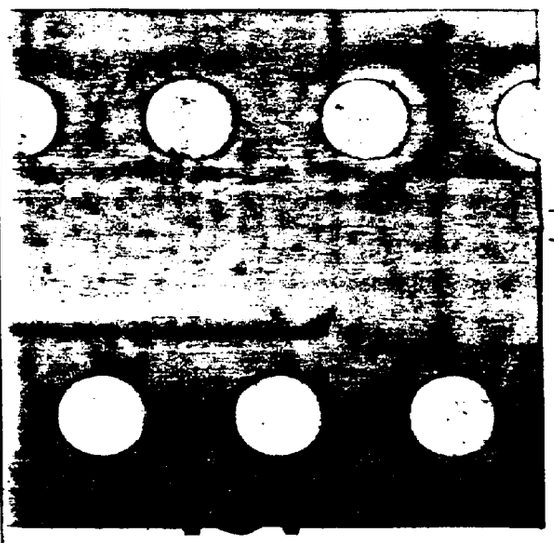
SAID Lot No. 85 fronts 32.1 feet on the east side of Eugenia Avenue and runs back on the south line 170.5 feet and on the north line 150 feet to an alley showing 113.1 feet on the rear line.

BEING the same property conveyed to Donald Clemons by Quitclaim Deed from Clyde Clemons and wife, Virginia Clemons of record in Book 8580, Page 15, Register's Office for Davidson County, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4224 04/25 0101 03CHECK 734.50





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

RECEIVED OF _____

FOR _____

BOOK 9653 PG 852

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
195000.00
CON TX 721.50
PRFEE 1.00
WDEED 12.00
TOTAL 734.50
CHECK 734.50

04/25/95 01 09:58 0001 4224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54607
IDENTIF. & REFERENCE

95 APR 25 AM 9:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 903674