THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 99,500.00

Tonia Swarthout
Affiant

Subscribed and sworn to before me, this 23rd day of August 19 95

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TONIA SWARTHOUT 1514 Holly Street Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 83-13 PARCEL 374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 99,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN M. CARTER, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto TONIA SWARTHOUT, UNMARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 38 of Block "F" on the Plan of Lindsley Home Place Subdivision of record in Book 2, page 92, Chancery Court at Nashville, Davidson County, Tennessee.

SAID Lot No. 38 fronts 50.0 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to John M. Carter by deed from Timothy W. Thomas and wife, Deborah P. Thomas, of record in Book 9422, page 254, Register's Office for Davidson County, Tennessee.

0092704
IDENTIF. ↑ REFERENCE

95 AUG 24 AM 9:57
REGISTER

377.15

This is improved property known as 1514 Holly Street, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Home Place Subdivision of record in Book 2 , page 92 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of August, 19 95.

JOHN M. CARTER

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 JOHN M. CARTER, UNMARRIED, 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 this 23rd day of August, 19 95.

My Commission Expires: November 22, 1997

Notary Public

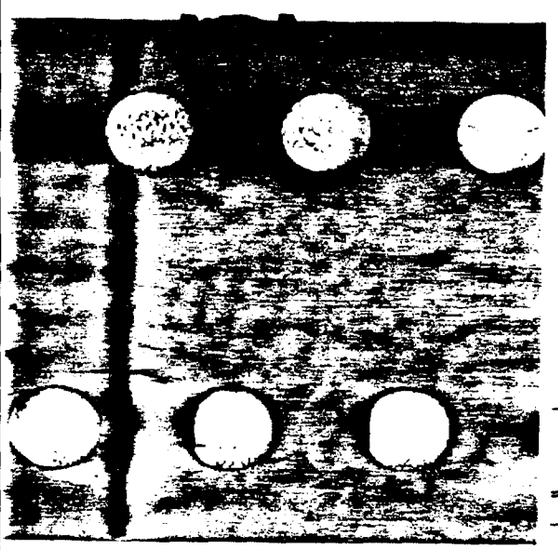
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

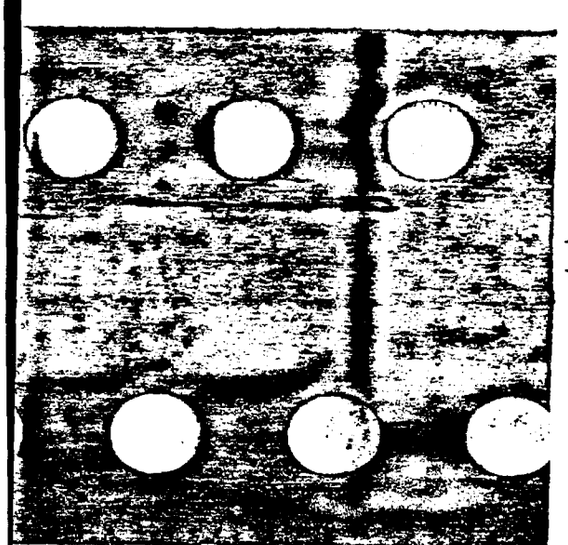
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9772 PG 163

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
CHECK 377.15
CHECK 377.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/95 01 09:57 0001 5974

0092704
IDENTIF. # REFERENCE

95 AUG 24 AM 9:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 94491