WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Katherine C. Swinney
Affiant

Sworn to and subscribed before me on this the 11th day of October, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
KATHERINE C. SWINNEY
713 Vanguard Place
Antioch, TN 37013

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 135-14-C-29.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, RANSOM VILLAGE, INC., hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto KATHERINE C. SWINNEY, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson county, Tennessee, being Lot No. 4 on the Plan of Ransom Village, of record in Book 7900, page 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Ransom Village, Inc., by deed from Ransom Place Homes, Inc., of record in Book 9471, page 298, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 Vanguard Place, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said 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, except as follows:

> 1) 1995 Davidson taxes have been prorated and will be paid by the Grantees when due.
>
> 2) Plan of record in Plat Book 7900, pages 883 and 834, Register's Office for Davidson County, Tennessee.
>
> 3) Restrictive covenants contained in instrument of record in Book 9525, page 187, and Book 9647, page 72, said Register's Office.

And GRANTORS 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.

WITNESS our hands this the 11th day of October, 1995.

RANSOM VILLAGE, INC.

BY: _____
HENRY E. MCCALL

TITLE: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, A Notary Public of the State and County aforesaid, personally appeared, HENRY E. MCCALL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President or other officer authorized to execute the instrument on behalf of RANSOM VILLAGE, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at OLD HICKORY, Tennessee, this the 11th day of October, 1995.

_____
NOTARY PUBLIC

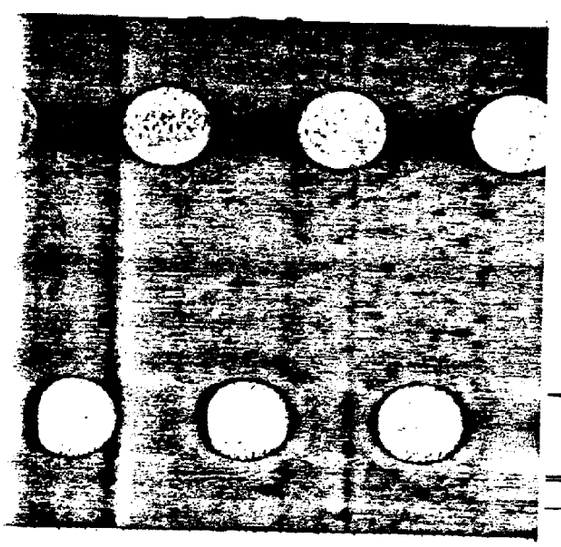
My Commission Expires: March 27, 1999

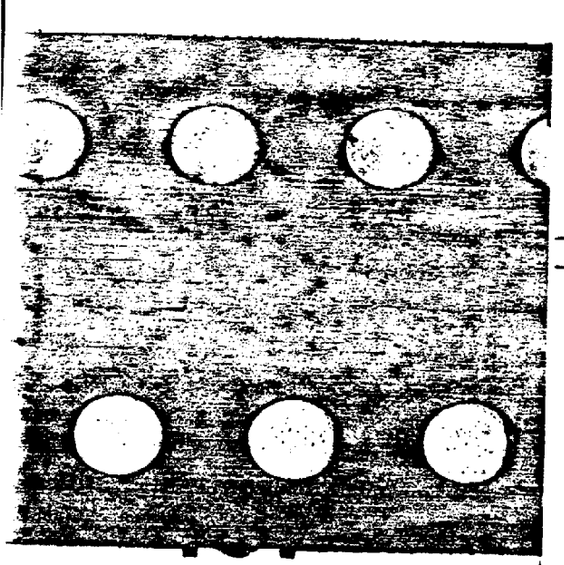
NOTARY PUBLIC CHARLES P. CROSS LARGE STATE OF TENNESSEE

95 OCT 12 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

011619
IDENTIF. ▲ REFERENCE

6149 10/12 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 9826 PG 338

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
10/12/95 01 15:44 0001 6149

01 1 1 6 1 9
IDENTIF. # REFERENCE

95 OCT 12 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964902