BOOK 9905 PG 246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 95

Notary Public

MY COMMISSION EXPIRES: 2-14-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Earnest Reynolds III (NAME)	Union Planters Mortgage (NAME)	147-2-78
301 Gaywood Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	

FOR AND 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, Janice Ledbetter Wolfe Swafford and husband, Larry Swafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Earnest Reynolds, III

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. 311 on the Plan of Section II, Caldwell Hall, as of record in Book 2900, page 96, as revised and corrected by Surveyor's Certificate, of record in Book 3135, page 92, Register's Office for said County.

Beginning at a point in the south margin of Gaywood Drive at the corner of Lots Nos. 310 and 311; thence with the line between said lots, southerly 140.3 feet to a corner of Lot No. 312, thence with the line between Lots Nos. 311 and 312; easterly 114.4 feet to the westerly margin of Binkley Drive; thence with the margin of the same, northerly 122.7 feet to the beginning of a curve; thence around said curve, northwesterly 42.02 feet to the south margin of Gaywood Drive thence with the margin of the same, westerly 95 feet to the point of beginning.

Being the same property conveyed to Janice Ledbetter Wolfe by Final Decree dated June 28, 1983 and filed of record in Book 9905, Page 242 in the Register's Office of Davidson County, Tennessee and being the same property conveyed to William Dean Wolfe and wife, Janice Sandra Wolfe by deed from Thomas Robert Jacobs and wife, Vicki Tufts Jacobs of record in Book 5186, page 812, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 301 Gaywood Drive, 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 my hand this 21st day of December 19 95

Janice Ledbetter Wolfe Swafford

Larry Swafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Ledbetter Wolfe Swafford and husband. Larry Swafford

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 Brentwood, Tennessee, this 21st day of December, 19 95.

Commission expires 3/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

0136970
IDENTIF. ↑ REFERENCE

96 JAN -2 AM 11:02
FELIX Z. ALEXANDER, REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

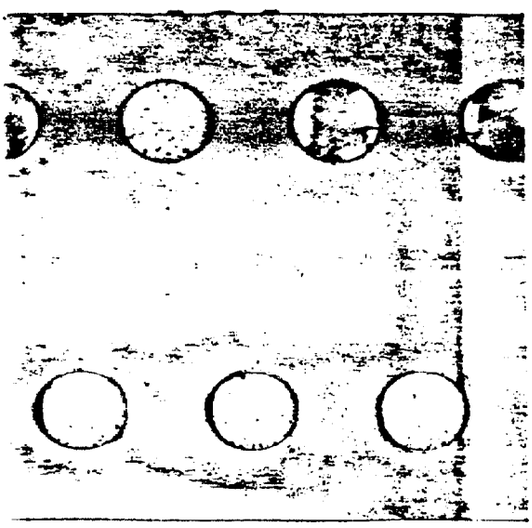
This conveyance is further subject to a lien of a deed of trust of record in Book 5186, page 814, Register's Office for Davidson County, Tennessee, in the original sum of $ 40,000.00, which the Grantee(s) hereby assume and agree to pay by accepting delivery hereof. The Grantor(s) hereby transfer to the Grantee(s) all right, title and interest in and to that certain escrow account held on deposit by Union Planters Mortgage for the benefit of the aforedescribed deed of trust of record.

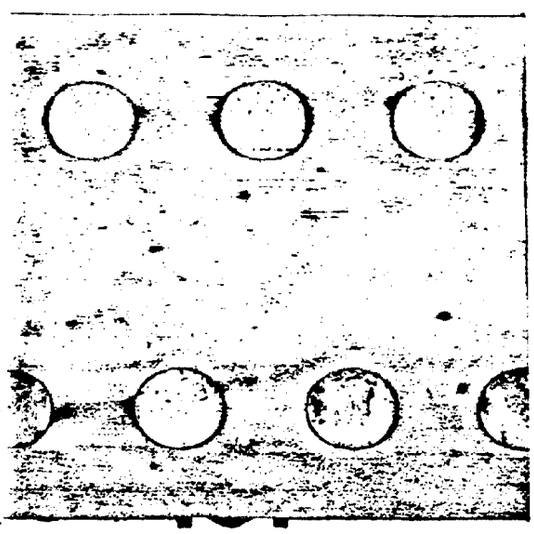
Upon oath, Janice Ledbetter Wolfe Swafford warrants, covenants and certifies that she is one and the same person as Janice Ledbetter Wolfe, Janice Sandra Wolfe, Janice L. Wolfe, Janice Sandra Ledbetter Wolfe, and Janice S. Wolfe.

Larry Swafford, husband of Janice Ledbetter Wolfe Swafford joins into the execution of this instrument for the sole purpose of conveying all interests if any which he may have in the aforedescribed real property by virtue of his marriage.

"Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by William Dean Wolfe, and wife, Janice Sandra Wolfe, to Fidelity Federal Savings & Loan Association, which deed of trust is recorded in the office of the Register of Davidson County, Tennessee in Book 5186, page 814 and note of even date thereby secured, in the original principal amount of $40,000.00, payable to Vaden Lackey, Jr., Trustee. And for the same consideration, Grantee hereby assumes the obligations of William Dean Wolfe, and wife, Janice Sandra Wolfe, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

3624 01/02 0101 03CHECK 272.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9905 PG 249

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

01/02/96 01 11:02 0001 3624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136970 IDENTIF. ↑ REFERENCE

96 JAN -2 AM 11:02

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

No. 991996