File Box 29

STATE OF TENNESSEE
COUNTY OF Davidson

6836

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00 .

Thompson I Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 96.

Notary Public

MY COMMISSION EXPIRES: 3/27/9[illegible]

10026:255

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thompson I. Ward	NEW OWNER	82-14-67
(NAME)	(NAME)	
3133 Hunters Hill		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214		
(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, Frances B. Swift, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thompson I. Ward

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 exhibit A attached hereto and made a part hereof.

0117140

RECEIVED FOR REFERENCE
96 APR 25 PM 3:47
[illegible]

3969 04/25 0101 03CHECK 634.60

This is improved property known as 151 North First Street, Nashville, TN 37213

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 her hand this 19th day of April, 19 96.

Frances B. Swift
Frances B. Swift

File No.: 6836

ATTACHMENT

Land in Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, September 11, 1964, as follows:

Beginning at a point in the easterly margin of North First Street at a point 10 feet north of the northwest corner of the property conveyed to Anchof Spring and Bedding Company, now The Royal Barry Carater Mills, by deed of record in Deed Book 340, page 501, Register's Office for said County; thence with the easterly margin of said Street North 14 deg. 30 min. West 142.2 feet to an iron pin in the south line of the L & N Railroad right-of-way as conveyed by deed of record in Deed Book 334, page 28, Register's Office; thence with the south line of said Railroad right-of-way North 57 deg. 45 min. East 445 feet to an iron pin; thence leaving said right-of-way South 25 deg. 41 min. East 100 feet to an iron pin at the foot of a dump; thence with the foot of said dump South 20 deg. 33 min. West 75 feet to an iron pin; thence South 58 deg. 38 min. West 417 feet to the beginning.

BEING the same property conveyed to Robert G. Swift and wife, Frances B. Swift, by deed from Middle Tennessee Properties, Inc., filed of record in Book 3826, page 15, Register's Office for Davidson County, Tennessee; the said Robert G. Swift having died testate; the property vests in Frances B. Swift by Affidavit of Heirship of record in Book 8494, page 740, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

6836

STATE OF TENNESSEE
COUNTY OF Davidson

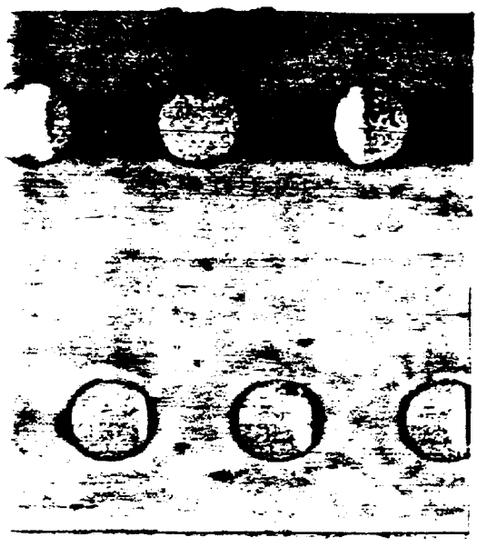
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

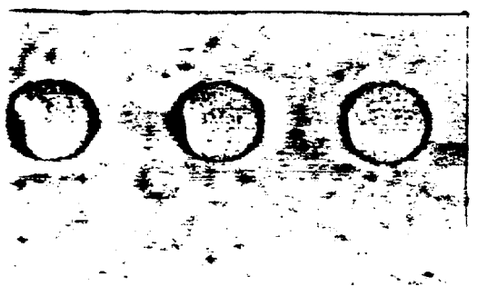
Frances B. Swift, unmarried

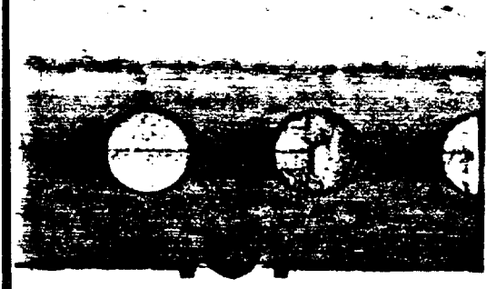
the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of April, 1996.

My commission expires March 27, 1999

Notary Public







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

RECEIVED OF _____

FOR _____

BOOK 10020 PG 258

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	
				168000.00
			CON TX	621.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	634.60
			CHECK	634.60
04/25/96	01	09:49	0001	3969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017740
IDENTIFICATION REFERENCE

96 APR 25 AM 9:47
DAVIDSON COUNTY, TN.

No. 1032034