STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Don Swartz
AFFIANT

My Commission Expires: 4/15/2000

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF APRIL, 1996.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

BOOK 10030 PG 61

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Don Swartz 1020 W Main St Apt 121 Hendersonville TN 37075	SAME AS NEW OWNER	53 Pt. 16

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. RHOTEN and wife, CAROLE RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **DON SWARTZ**, (the "Grantees), his heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 21 and 23 on the Plan of King Court, Section Four, of record in Plat Book 97-C, page 111, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten, by deed from Alla R. King, a widow, of record in Book 9402, page 3, Register's Office, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1996 State & County taxes prorated between the parties and to be paid in full by Buyer.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

175987
ENTIFICATION REFERENCE

96 APR 29 PM 1:27
LIX F. KRONHOLM REGISTER
DAVIDSON COUNTY, TN.

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

WITNESS our hand(s) on the day and date first mentioned below.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 26th day of April, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

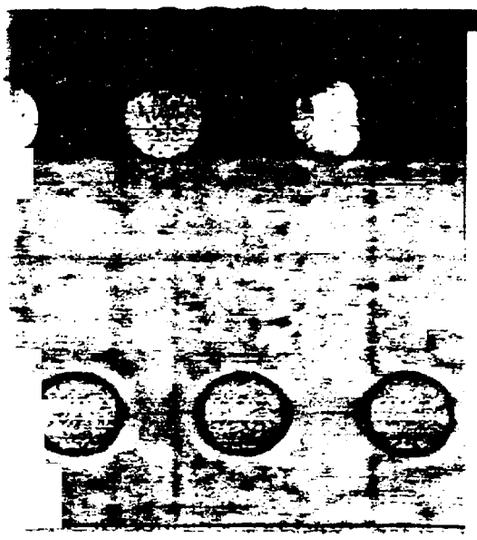
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

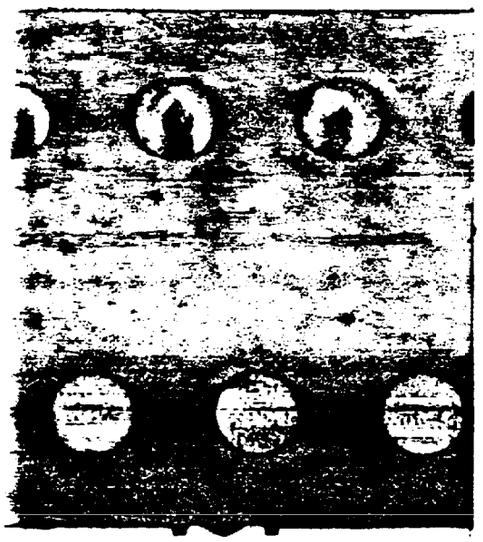
WITNESS my hand and official seal this the 26th day of April, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

5333 04/29 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10030 PG 63

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
04/29/96	01		13:28 0001	5333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↓ REFERENCE 0175987

96 APR 29 PM 1:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1033380