FILE BOX 11

WARRANTY DEED

BOOK 10055 PG 327

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel K. Carey (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	52-9-85
417 Grapevine Avenue (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, John L. Switzer and wife, MaryAnn D. Switzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel K. Carey

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. 13 on the Map of Montague Park, which is of record in Book 421, page 141, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 13 fronts 100 feet on the north side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to John L. Switzer, Jr. and wife, Maryann D. Switzer by deed from Joe Edward Halliburton, John David Halliburton by Joe Edward Halliburton of record in Book 8390, Page 802, said Register's Office, and corrected in Book , Page .

0183462
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 417 Grapevine Avenue, Madison, TN 37115
(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 our hand s this 15th day of May 19 96

John L. Switzer

MaryAnn D. Switzer

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Switzer and wife, MaryAnn D. Switzer

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 15th day of May 19 96.

Commission expires 5-21-97

Billy H. Grimsley
Notary Public

Notary Public, State of Florida
BILLY H. GRIMSLEY
My Comm. Exp. May 21, 1997.
Comm. No. CC 276433

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 _____

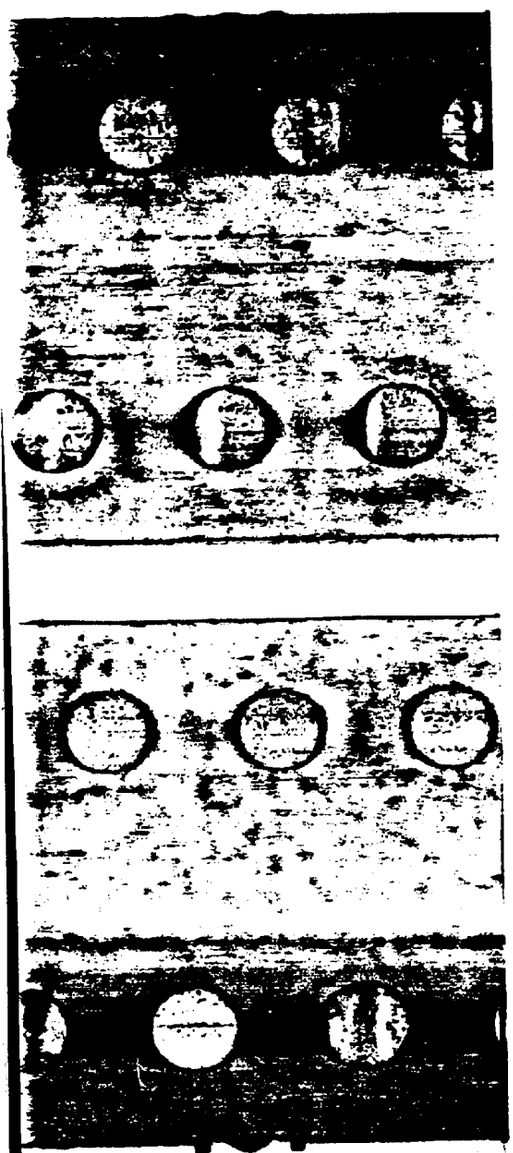
_____
Notary Public

[illegible] 03CHERK 223.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10055 PG 329

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 58000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.50
				CHECK 223.50

[illegible] DL 14145 0001 3509

95 DEC 27 PM 2:41

REGISTER
DAVIDSON CO. TN.

0183462
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1041452