10100 997

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Swafford (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 172-8
305 Masterpiece Court (ADDRESS)	155 North Lake Avenue (ADDRESS)	GROUP B
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	PARCEL 16CO

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, Jeffrey W. Tyler and wife, Brenda R. Tyler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Swafford and wife, April Swafford

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:

Being Lot No. 16 on the Plan of Bridle Downs, Phase One, of record in Book 6900, pages 701-703, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey W. Tyler and wife, Brenda R. Tyler by deed from Fox Ridge Homes, Inc. of record in Book 8719, page 468, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7448, page 772, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is unimproved (X) property, known as 305 Masterpiece Court, Nashville, TN 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 our hand s this 24th day of June 19 96

Jeffrey W. Tyler

Brenda R. Tyler By Jeffrey W. Tyler Atty in fact
by Jeffrey W. Tyler by Power of Attorney
recorded simultaneous herewith

.10100:998

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 Jeffrey W. Tyler

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1996.

Commission expires 11/22/97

Laura A. Beasley
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

434.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 24, 1996, before me personally appeared Jeffrey W. Tyler to me known to be the person who executed the foregoing instrument in behalf of Brenda R. Tyler and acknowledged that he executed same as the free act and deed of said Brenda R. Tyler for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1996.

My Commission Expires:

11/22/97

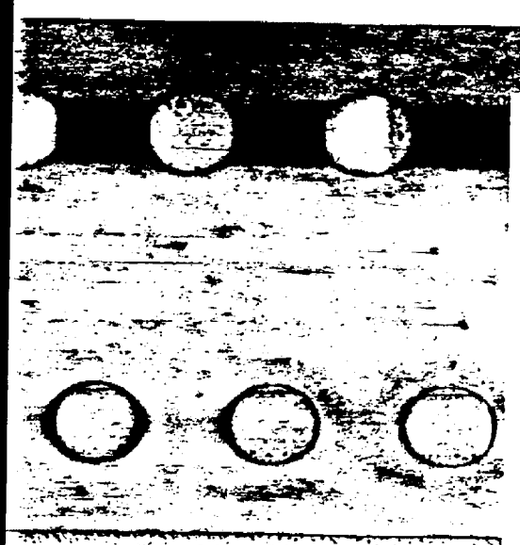
Laura A. Beasley
Notary Public

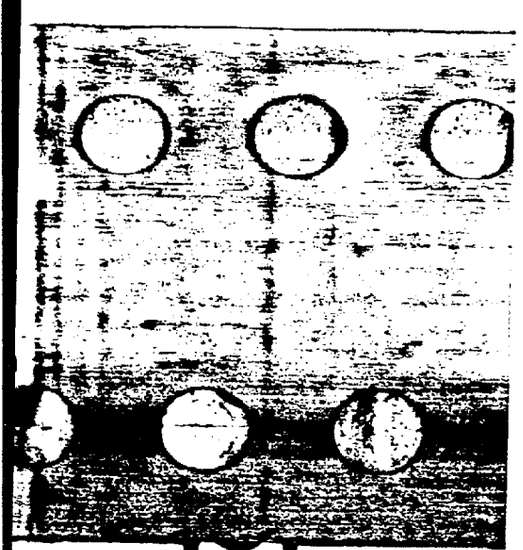
96 JUN 27 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

019734





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 999

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	
	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
TOTAL	434.50
CHECK	434.50

06/27/96 01 13:44 0001 8566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197434
IDENTIFICATION REFERENCE

96 JUN 27 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1056320