BOOK 10116 PG 120

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5505

MAP/GROUP/PARCEL
96-5/050.00

NEW OWNER'S NAME AND ADDRESS:
James L. Surface, Jr. and Jennifer E. Tipps
259 Cumberland Circle
Nashville, Tennessee 37214

SEND TAX BILLS TO:
SunTrust Bank, Nashville, N.A.
P.O. Box 100100
Atlanta, Georgia 30348

MAIL ENV.

96 JUL 10 AM 10:10

0201900

IDENTIF. + REFERENCE

WARRANTY DEED

3381 07/10 0101 03CHECK 352.73

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Dennis Scott Swift and wife, Pamela Jean Swift, hereinafter called Grantors, do hereby transfer and convey unto James L. Surface, Jr., unmarried and Jennifer E. Tipps, unmarried, as joint tenants with the right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee,

BEING parts of Lots Nos. 51 and 52 on the Map of Bluefields, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, January 17, 1951, as follows:

BEGINNING at a point in the north margin of Cumberland Circle 68 feet east of the corner of Lots Nos. 51 and 52; thence northwesterly 433.3 feet to a point which is 19 feet west of the corner of Lots Nos. 51 and 52; thence northeasterly 35 feet to a point 60 feet southwest from the common corner of Lot Nos. 50 and 51; thence southeasterly 481 feet to a point in the north margin of Cumberland Circle, being 103.5' west of the corner of Lots 50 and 51; thence with the margin of said Circle, westerly 98.5 feet to the beginning.

BEING the same property conveyed to grantors herein by deed of record in Book 8842, Page 653, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Dennis Scott Swift

Pamela Jean Swift

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dennis Scott Swift and wife, Pamela Jean Swift, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 27th day of June, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/98
STATE OF TENNESSEE
COUNTY OF SUMNER

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

The actual consideration or value whichever is greater for this transfer is $92,900.00.

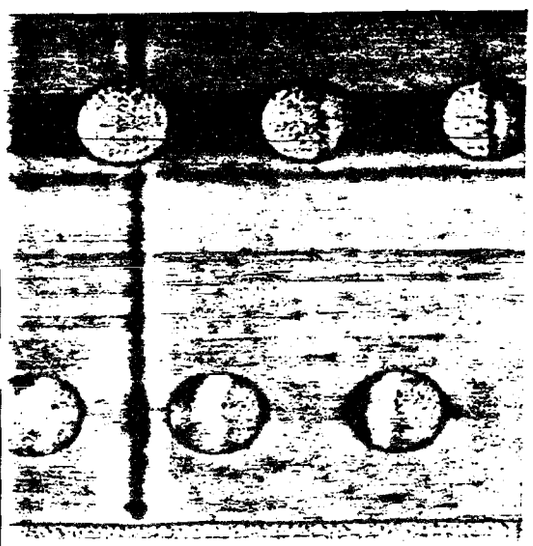
AFFIANT

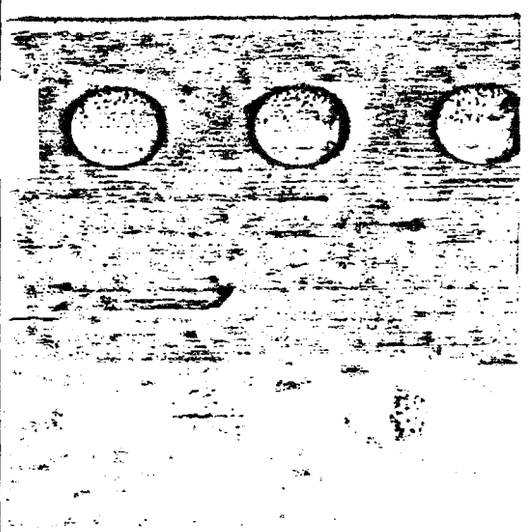
Sworn to and subscribed before me, this the 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 10116 PG 122

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
				CAM: 92900.00
				CON TX 343.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 352.73
				CHECK 352.73
			07/10/96 01	10:18 0001 3381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201900
IDENTIF. ↑ REFERENCE

95 JUL 10 AM 10: 10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1061084