WARRANTY DEED

mail

PREPARED BY:

C. Patterson Cron
Woodard, Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $114,000.00.

John H. Swift
Affiant

Sworn to and subscribed before me on this the 5th day of August, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
John H. Swift and wife,
Marsha Swift
4554 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 75-4-59.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, CARL A. POSTON and wife, WILMA S. POSTON, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JOHN H. SWIFT and wife, MARSHA SWIFT, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 293 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 293 fronts 106 feet on the westerly side of Baton Rouge Drive and extends back 152.50 feet on the northerly line and 163.88 feet on the southerly line to a dead line and measures 93.88 feet thereon.

BEING the same property conveyed to Carl A. Poston and wife, Wilma S. Poston, by deed from Herbert Simonds, a widower, of record in Book 8299, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 4554 Baton Rouge Drive, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 4175, page 71, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 4349, page 112, and Book 4367, page 936, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 5th day of August, 1996.

Carl A. Poston
CARL A. POSTON

Wilma S. Poston
WILMA S. POSTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Carl A. Poston and wife, Wilma S. Poston, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 5th day of August, 1996.

Charles P. Cross
NOTARY PUBLIC

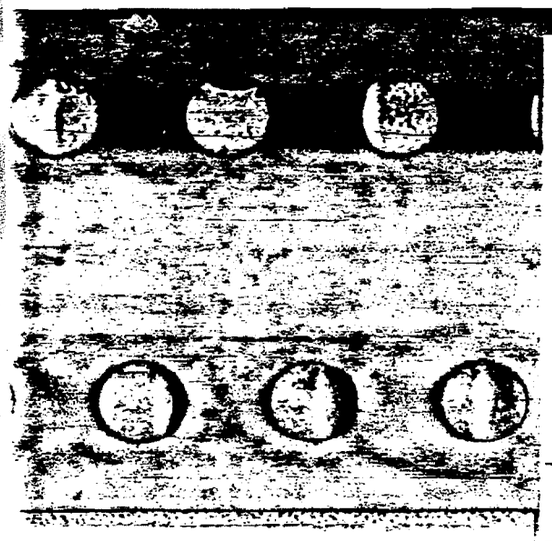
My Commission Expires: March 27, 1999

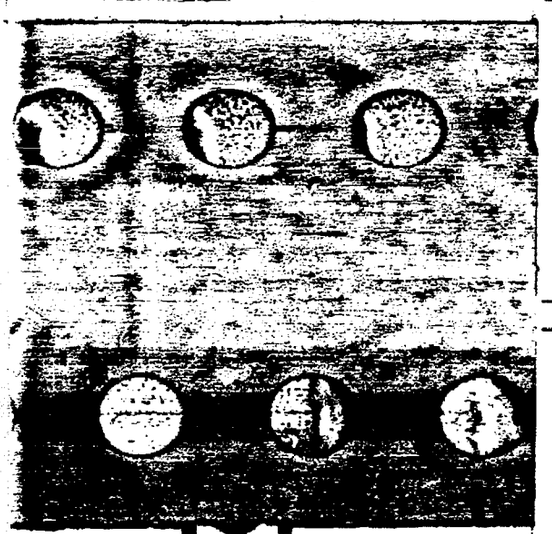
NOTARY PUBLIC AT LARGE

0211905
IDENTIF. & REFERENCE

96 AUG -7 AM 8:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4200 08/07 01:01 03CHECK 430.80





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

RECEIVED OF _____

FOR _____

BOOK 10148 PG 414

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 114000.00
				CON TX 421.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 430.80
				CHECK 430.80
08/07/96		01		08:58 0001 4200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211905
IDENTIF. # REFERENCE

96 AUG -7 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1016805