To: B436 (1)

This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10215 PG 215

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Thomas A. Swann, Jr., and Barbara H. Swann 665 Massman Drive Nashville, Tennessee 37210	SAME	Map 95-13 Parcel 36

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

WALTER G. KNESTRICK, (hereinafter sometimes called "Grantor") does hereby bargain, sell, transfer and convey unto Thomas A. Swann, Jr., and Barbara H. Swann, as tenants in common without rights of survivorship, their heirs, representatives and assigns, all his right, title and interest in and to the property in Nashville, Davidson County, Tennessee, and being Lot No. 58, Section 50, Metropolitan Industrial Park, as shown on plan of record in Book 4715, page 160, Register's Office for Davidson County, Tennessee, more particularly described as follows:

> Beginning at a concrete monument in the north margin of Massman Drive, 91.21 feet east of the centerline of Appleton Drive as it intersects Massman Drive; thence, leaving Massman Drive N 27° 58' W, 260.0 feet to a concrete monument; thence N 62° 02' E, 200.00 feet to a concrete monument; thence, S 27° 58' E, 260.0 feet to a concrete monument in the northerly margin of Massman Drive; thence, along said Drive, S 62° 02' W, 200.0 feet to a concrete monument, the point of beginning and containing 1.19 acres, more or less.
>
> Being the same property conveyed to Walter G. Knestrick by deed from Metropolitan Industrial Park, Inc. of record in Book 4866, page 776 as corrected by Deed of Correction in Book 4877, page 513, Register's Office for Davidson County, Tennessee.

MTGTAX 1359.00

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Thomas A. Swann, Jr., and Barbara H. Swann, their heirs, representatives and assigns, forever.

AND Walter G. Knestrick does covenant with the said Thomas A. Swann, Jr., and Barbara H. Swann that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (1) current years taxes which are being prorated and assumed by Grantee, (2) any and all matters shown on plan of record in Book 4715, page 160, Davidson County Register of Deeds, and (3) Restrictive Covenants of record in Book 4214, page 851 as applied to this property by instrument of record in Book 4866, page 774, said Register's Office.

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AND Walter G. Knestrick does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Thomas A. Swann, Jr., and Barbara H. Swann, their heirs, representatives and assigns against the lawful claims of all persons whomsoever, except for matters to which this conveyance is subject.

ANNE H. KNESTRICK, spouse of Walter G. Knestrick joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 2nd day of October, 1996.

Walter G. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
96 OCT -3 PM 3:50

IDENTIFICATION REFERENCE
0232813

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 WALTER G. KNESTRICK and ANNE H. KNESTRICK, the bargainors, 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 Nashville, Tennessee this 2nd day of October, 1996.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11/22/97

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

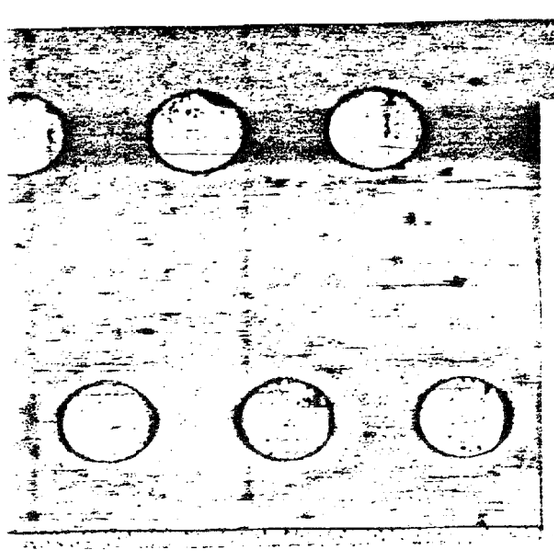
The actual consideration or value whichever is greater for this transfer is $500,000.00

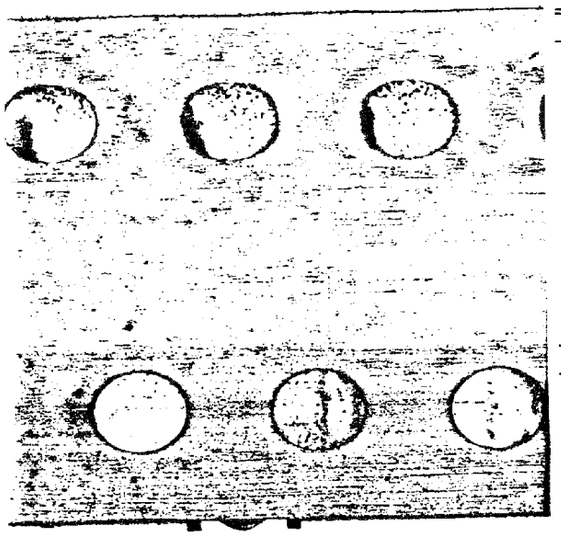
Thomas A. Swann Jr.
AFFIANT

David B. Herbert
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

My Commission Expires:_____.





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

RECEIVED OF _____

FOR _____ BOOK 10215 PG 217

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	500000.00
CON TX	1850.00
PRFEE	1.00
WDEED	8.00
TOTAL	1859.00
CHECK	1859.00

10/03/96 01 15:52 0001 4508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232813
IDENTIFICATION REFERENCE

95 OCT -3 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073584

No. [redacted]