BOX #19B
G#96-12-15K

WARANTY DEED

BOOK 10291 PG 762

THIS INSTRUMENT PREPARED BY

STELTEMEIER & WESTBROOK, ATTORNEYS, P.O. BOX 150349, NASHVILLE, TENNESSEE, 37215

Send New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia F. Singleton 305 Michael Drive Nashville, TN 37214	Guaranty Trust Company 726 South Church Murfreesboro, TN 37133-1218	Map 95-8 Parcel 149

FOR AND IN 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 Bessie F. Swearns, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia F. Singleton and husband, John A. Singleton 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. 48 on the Plan of Woodberry Park, as of record in Book 2113, page 117, 118, and 119, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bessie F. Swearns, a married woman, by deed from Charles P. Patterson, an unmarried man, of record in Book 6494, page 519, Register's Office for Davidson County, Tennessee. The said Bessie F. Swearns, now unmarried, husband Ernest Lee Swearns, having deceased.

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

unimproved ( )
This is improved (X) property, known as 305 Michael Drive, Nashville, TN 37214

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 my hand this 13th day of December, 1996.

Bessie F. Swearns

96 DEC 16 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0256225
IDENTIF. & REFERENCE

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 Bessie F. Swearns the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:

March 25, 2000

LEE E. CRUMPTON
NOTARY PUBLIC AT LARGE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10291 PG 763

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

AFFIANT

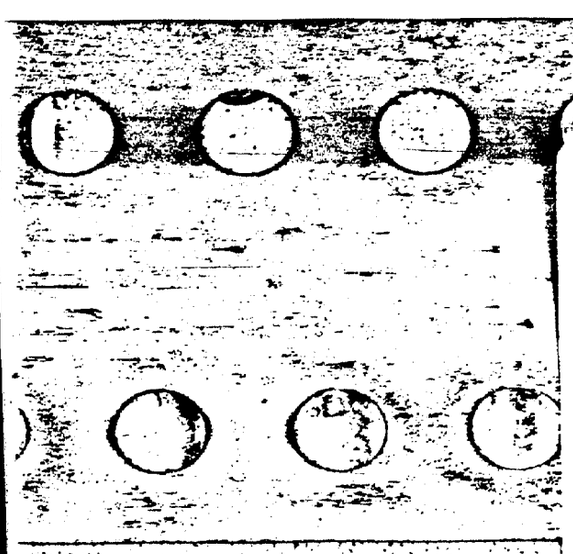
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF December, 1996.

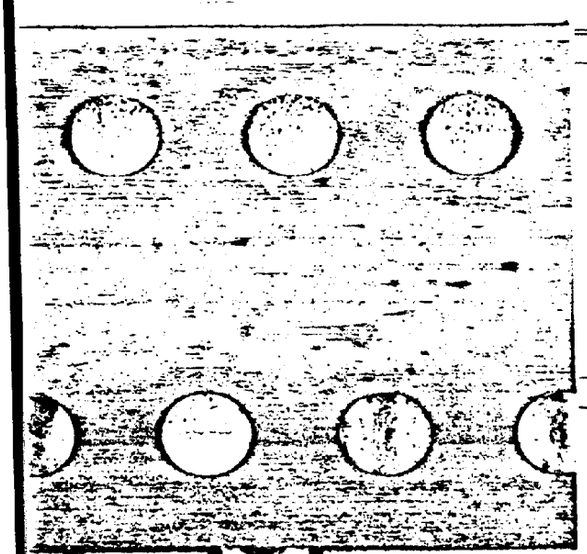
My Commission Expires:

JULY 24, 1999

NOTARY PUBLIC

6122 12/16 0101 03CHECK 315.73





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

RECEIVED OF _____

FOR _____

BOOK 10291 PG 764

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 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

12/16/96 01 14:22 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256225
IDENTIF. # REFERENCE

96 DEC 16 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098734