WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 96
Notary Public
MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N1196-968L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Swagler, Jr. (NAME)	AMERICAN MORTGAGE SOURCE (NAME)	MAP 162-16-D
716 Honey Grove Court (ADDRESS)	2 International Drive, Suite 106 (ADDRESS)	PARCEL 95
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

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, Christina Marie Prow and husband, Bruce Alan Prow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Swagler, Jr., unmarried

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. 73 on the Plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Book 7900, Pages 379 and 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christina Marie Prow by deed from Barry Construction Company of record in Book 8935, Page 717, Register's Office for said County.

Bruce Alan Prow joins in this conveyance to convey any and all rights he may have in this property.

This Conveyance is subject to Restrictive Covenants of record in Book 8289, Page 145, as amended in Book 8298, Page 198, and Book 8434, Page 447, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 716 Honey Grove Court, Antioch, Tennessee 37013
(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 5th day of December, 19 96

Christina Marie Prow

Bruce Alan Prow

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 Christina Marie Prow and husband, Bruce Allen Prow

the bargainor S 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 5th day of December 19 96.

Commission expires November 28, 1998

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_____.

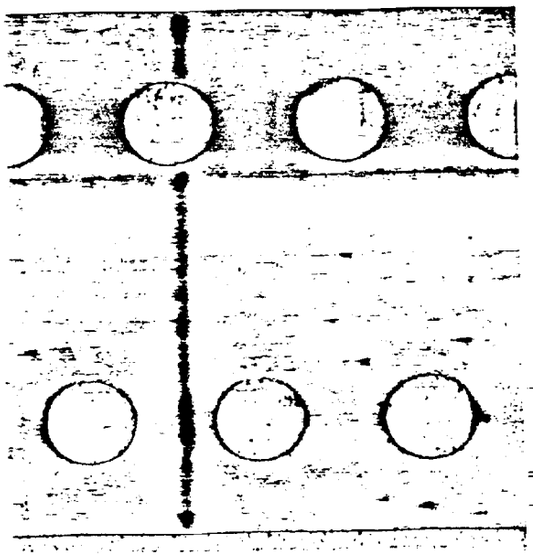
My commission expires _____

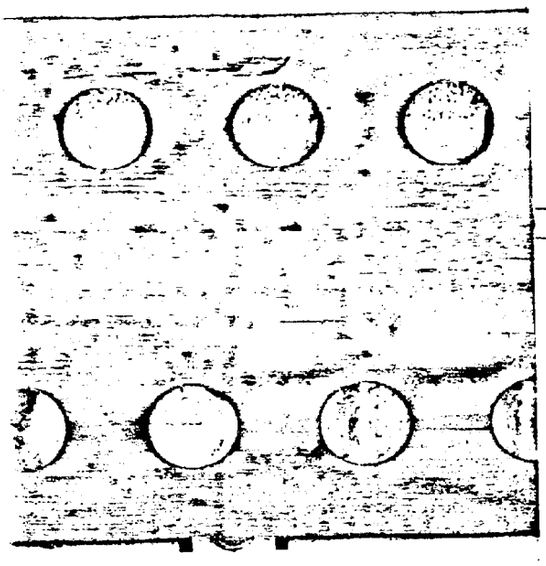
Notary Public

0257020
IDENTIF. # REFERENCE

96 DEC 18 PM 2:50
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7019 12/18 0101 03CHECK 519.60





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

RECEIVED OF _____

FOR _____

BOOK 10294 PG 597

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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60

12/18/96 01 14:51 0001 7019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257020
IDENTIF. ↑ REFERENCE

96 DEC 18 PM 2:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1099617