QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PAR:
John T. Swaner 504 Waycross Drive Nashville, TN 37211	Same	Map 105-16 Par 24

BOOK 10417 PG 35

WHEREAS, by the Last Will and Testament of Mary Alice Swoner dated December 8, 1995, said Will being duly proved and allowed by the Probate Court of Davidson County, Tennessee on July 17, 1996, being Case No. 96P-1160 and further recorded in Will Book 207, Page 310, and whereas, Mary Alice Swoner died on May 25, 1996 and her said Last Will and Testament appointed James Swaner as Executor, who has duly qualified as Executor of the Estate.

WITNESSETH, in the exercise of the powers given to the Executor by the Last Will and Testament of Mary Alice Swoner, and in consideration of Ten ($10.00) dollars cash in hand paid to each, the receipt for which is hereby acknowledged, and for other good and valuable consideration, we, James G. Swaner, as one of the heirs and as Executor of the Estate of Mary Alice Swoner, John T. Swaner, as an heir of the Estate of Mary Alice Swoner, and Robert E. Turner, as an heir of the Estate of Mary Alice Swoner, by these presents do hereby quitclaim, remise and convey unto David A. Moss, Trustee, his successors and assigns, all of their right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 18, Section II, Russworm Heights, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 77.90 feet on the northerly side of the Waycross Drive Culdesac and runs back 206.3 feet on the easterly line and 190.9 feet on the westerly line to a dead line measuring 133.3 feet thereon.

Being the same property conveyed to Frank Swoner and wife, Mary Alice Swoner, as tenants by the entireties, by Warranty Deed from Grady P. Ghee, Sr. and wife, Era B. Ghee, of record in Book 3617, page 435, Register's Office of Davidson County, Tennessee. The said Frank Swoner having predeceased his wife, Mary Alice Swoner.

This is improved property known as 504 Waycross Drive, Nashville, Tennessee, 37211.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises. The said James G. Swaner, John T. Swaner and Robert E. Turner, being all of the children of Mary Alice Swoner a/k/a Mary Alice Swaner, are also all of the heirs to said property by Will or otherwise.

And now I, the said David A. Moss, Trustee, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim, remise and convey unto John T. Swaner, his successors and assigns, all of my right, title and interest in the same property as hereinabove described and set forth, to which reference is here made and incorporated herein, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as set forth.

WITNESS our hands this the 11 day of April, 1997.

James G. Swaner, Heir and
as Executor of the Estate of
Mary Alice Swoner

BOOK 10417 PG 36

John T. Swaner, Heir to the
Estate of Mary Alice Swoner

Robert E. Turner, Heir to the
Estate of Mary Alice Swoner

David A. Moss, Trustee

* *

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer is $39,332.00 and the fulfillment of the Last Will and Testament of Mary Alice Swoner, therefore this document is a deed to implement a testamentary device.

Subscribed and sworn to before me, this the 14th day of April, 1997.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27, 1997

****

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 James G. Swaner, as an Heir and Executor of the Estate of Mary Alice Swoner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn, this 10 day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JAN. 29, 2000

0294489
IDENTIFICATION REFERENCE

97 APR 15 AM 10:59
DAVIDSON COUNTY, TN.

PICK-UP

04/15 0101 0.00

****

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 John T. Swaner, as an Heir of the Estate of Mary Alice Swoner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, this 11th day of April, 1997.

BOOK 10417 PG 37

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-23-2000

****

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 Robert e. Turner, as an Heir of the Estate of Mary Alice Swoner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn, this 10 day of April, 1997.

Patricia K. Soto
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JAN. 29, 2000

****

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 David A. Moss, Trustee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, this 11th day of April, 1997.

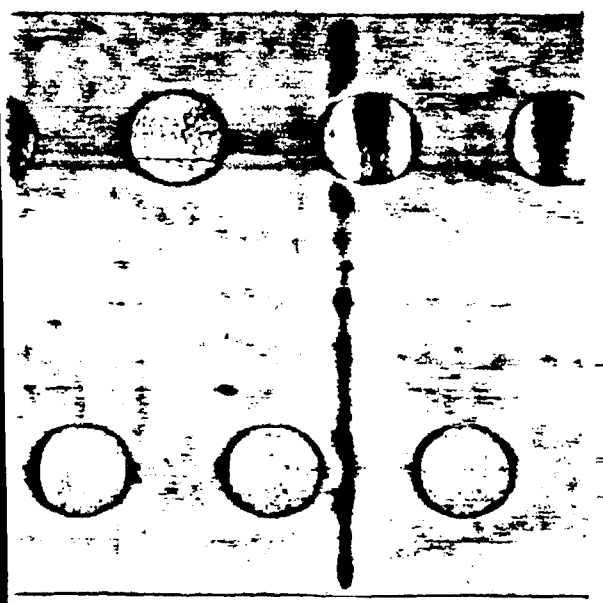
NOTARY PUBLIC

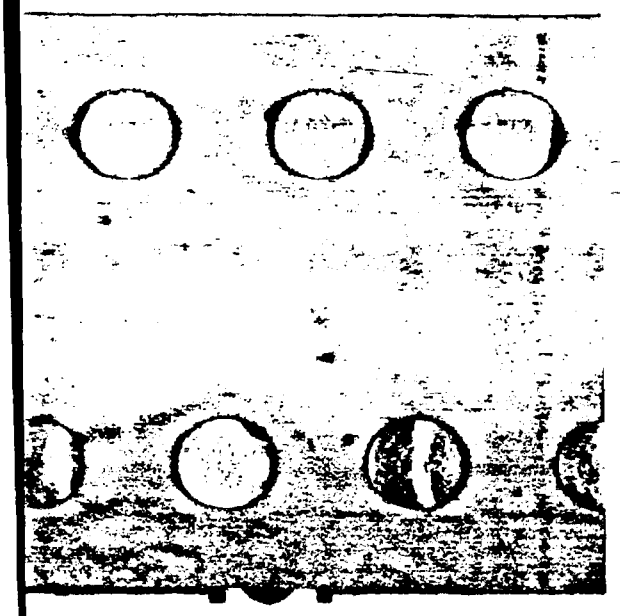
MY COMMISSION EXPIRES: 01-23-2000

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THIS INSTRUMENT PREPARED BY*:
David A. Moss
Attorney at Law
2806 Bransford Ave.
Nashville, TN 37204
615-298-4466

*THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO LIENS, ENCUMBRANCES OR VALIDITY OF TITLE, NOR OF ANY TAX CONSEQUENCES OF THIS DOCUMENT.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10417 PG 38

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 39332.00
CON TX 145.53
PRFEE 1.00
MISC 12.00
TOTAL 158.53
CHECK 158.53

04/15/97 01 11:05 0001 9559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02944489

IDENTIF. ↑ REFERENCE

97 APR 15 AM 11:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140542