File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10441 PG 444

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#14592

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NELS A. SWANSON (NAME)	TUCKER FEDERAL BANK (NAME)	91-16
4113 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 211788 (STREET ADDRESS)	272
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30917 (CITY) (STATE) (ZIP)	25W1365

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, PATRICK S. CALHOUN AND WIFE, SHELLEY P. CALHOUN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELS A. SWANSON AND WIFE, SUSAN E. SHOCKLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 and the westerly 10 feet of Lot No. 2 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Plat Book 547, page 199, Register's Office for Davidson County, described as follows:

Said property adjoins and fronts together 60 feet on the southerly margin of Dakota Avenue and extends back between parallel lines 150 feet with the easterly margin of 42nd Avenue to an alley.

Being the same property conveyed to Patrick S. Calhoun and wife, Shelley P. Calhoun by deed from Judi Larue, unmarried of record in Book 9119, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, page 199, said Register's Office.

03011162
IDENTIFICATION REFERENCE

97 MAY -5 PM 1:27
REGISTER
DAVIDSON COUNTY, TN.

6910 05/05 0101 03CHECK 416.00

unimproved ( )
This is improved (X)property, known as 4113 Dakota Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 97.

PATRICK S. CALHOUN

SHELLEY P. CALHOUN
Shelley P. Calhoun by Patrick S. Calhoun, Attorney-in-Fact, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK S. CALHOUN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of April, 19 97

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK S. CALHOUN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SHELLEY PL CALHOUN and is authorized by the said SHELLEY P. CALHOUN to execute this instrument on her behalf.

Witness my hand, at Office, this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

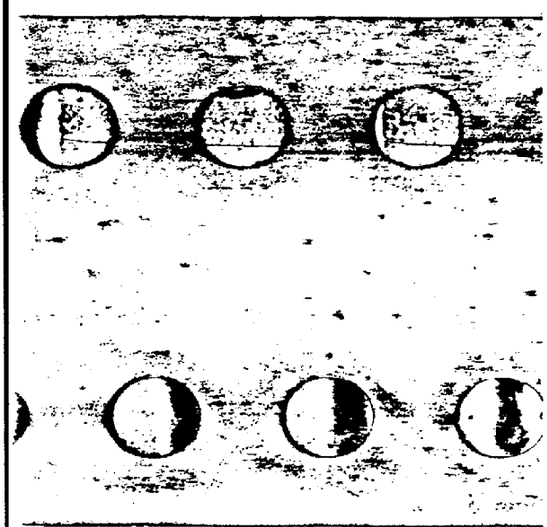
Notary Public

WARRANTY DEED

FROM
PATRICK S. CALHOUN AND WIFE, SHELLEY P. CALHOUN

TO
NELS A. SWANSON AND WIFE, SUSAN E. SHOCKLEY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

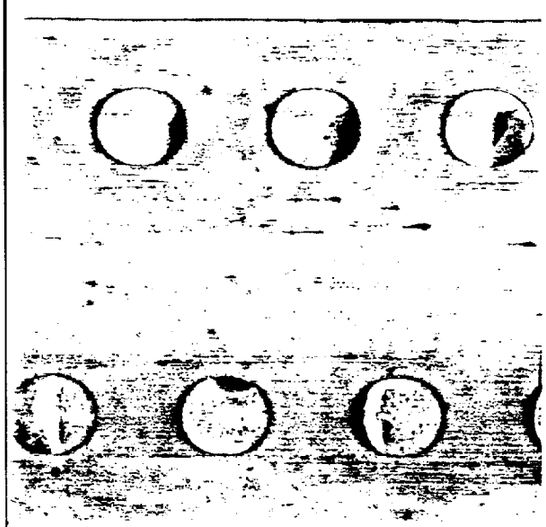
FOR _____

BOOK 10441 PG 446

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	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
05/05/97	01		10:29 0001	6910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03011162

IDENTIF. & REFERENCE

97 MAY -5 AM 10: 27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1146980