BOOK 10453 PG 555

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LARRY SWINDLE 321-327 S. 14th Street Nashville, Tennessee 37206	LARRY SWINDLE 1725 S. Mt. Juliet Road Mt. Juliet, TN 37122	MAP 83-13 PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----- (S 115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, VIRGINIA LOUISE ALLEY SPAIN AND MICHAEL BARRY ALLEY AND CAROLYN ELIZABETH UTLEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY SWINDLE, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 168 and 169 of Block "Q" on the Plan of Lindsley Home Place as of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee.

SAID Lots Nos. 168 and 169 front together 100.0 feet on the northerly side of Boscobel Street and run back between parallel lines, until the easterly margin of South 14th Street, 150.0 feet to an alley.

BEING the same property conveyed to Frank H. Alley by deed from S.P. Holt and wife, Thelma Mai Holt, of record in Book 1644, page 187, Register's Office for Davidson County, Tennessee; the said Frank H. Alley having since died and his Will of record in Will Book 76, page 85, Probate Court Clerk's Office for Davidson County, Tennessee, having devised a life estate in subject property to his wife, Elma C. Alley, and the remainder interest in equal shares to J.P. Alley, Mrs. Mary Frances West and Virginia Louise Alley (now Spain); the said Elma C. Alley having since died and J.P. Alley having since conveyed his interest in subject property to Michael Barry Alley by deeds of record in Book 6840, page 600 and Book 7146, page 881, said Register's Office and the said Mrs. Mary Frances West having since conveyed her interest in subject property to Carolyn Elizabeth Utley by deeds of record in Book 6840, page 604 and Book 7146, page 887, said Register's Office.

CONTINUED

This is improved property known as 321-327 S. 14th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Home Place Block "Q" of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of May, 19 97.

Virginia Louise Alley Spain
VIRGINIA LOUISE ALLEY SPAIN

Michael Barry Alley
MICHAEL BARRY ALLEY

Carolyn Elizabeth Utley
CAROLYN ELIZABETH UTLEY

Mitzi L. Alley
MITZI L. ALLEY
By Michael Barry Alley Atty in Fact

Ronald Utley
RONALD UTLEY

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 Virginia Louise Alley Spain, Michael Barry Alley, Carolyn Elizabeth Utley ** 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.

** and Ronald Utley

Witness my hand and official seal this 15th day of May, 19 97.

My Commission Expires: 11/22/97

Notary Public

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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, 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Barry Alley, to me known to be the person who executed the foregoing instrument in behalf of Mitzi L. Alley and acknowledged that he executed the same as the free act and deed of the said Mitzi L. Alley.

Witness my hand and seal this 15th day of May, 1997.

Notary Public

My commission expires: 11-22-97

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

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

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LEGAL DESCRIPTION CONTINUATION

MITZI L. ALLEY, spouse of Michael Barry Alley, and RONALD UTLEY, spouse of Carolyn Elizabeth Utley, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

0306266

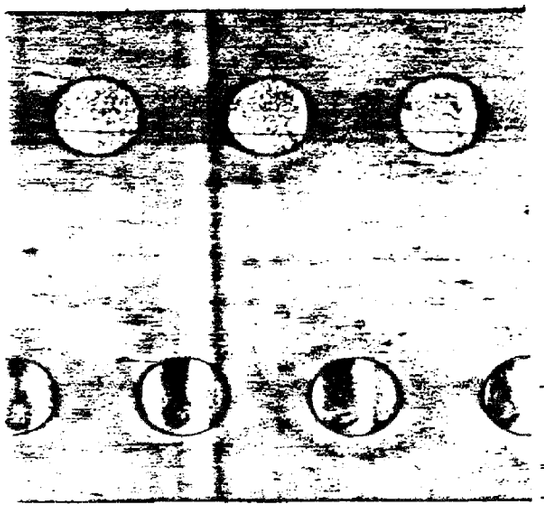
IDENTIFICATION REFERENCE

97 MAY 19 [illegible]:22

DAVIDSON COUNTY, TN

[illegible]

Sec. 67-4-409 Code Ann. 4.



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

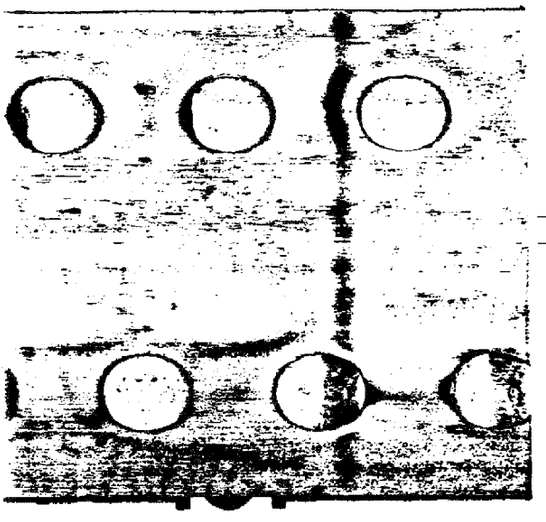
RECEIVED OF _____

FOR _____

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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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306266
IDENTIFICATION REFERENCE

97 MAY 19 PM 1:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 115044