This instrument prepared by:
Marcy S. Hardee, Attorney
JONES & HARDEE
339 Main Street
Franklin, TN 37064

BOOK 10579 PG 616

NEW OWNER:
Fredric J. Rowan and
Marcy M. Rowan
945 Landis Road
Baxter, TN 38544

SEND TAX BILL TO:
Same

MAP & PARCEL:
145-11-0-018.00

SPECIAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

Robert Swope and wife, Rene Swope, (herein "Grantors") for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantors' liability under that certain Promissory Note (herein "Note") dated January 30, 1997, in the original principal amount of Four Hundred Thousand and 00/100 Dollars ($400,000.00), executed and delivered by Grantors and payable to the order of Fredric J. Rowan and wife, Marcy M. Rowan (herein "Grantees") do hereby grant, bargain, sell and convey unto Grantees, their successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee and having an address of 5200 Granny White Pike, Nashville, TN 37220 and more particularly described as follows (herein "Real Property");

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Granny White Pike, as of record in Book 3700, page 72, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of Granny White Pike, at the interjection of Stonewall Jackson Court; thence around a curve northeasterly 39.3 feet to a point in the southerly margin of said Court; thence with said margin easterly 180.4 feet; thence S 5 deg. 15' W 281.7 feet; thence N 88 deg. 12' W 243.2 feet to a point in the easterly margin of Granny White Pike; thence along said margin N 12 deg. 10' E 278.8 feet to the point of beginning.
>
> Source of Grantors' equitable interest is a Warranty Deed recorded in Book 10342, page 939, Register's Office of Davidson County, Tennessee.
>
> The above described property is improved property and is subject to the following:
>
> 1. 1997 taxes are a lien, but not yet due and payable.
> 2. The Plan of record in Book 4025, page 341, RODC, TN.
> 3. Easement for Sanitary Sewer of record in Book 7758, page 721, RODC, TN.

TO HAVE AND TO HOLD the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantees, their successors and assigns forever in fee simple.

Grantors, for themselves, and for their heirs and assigns do covenant and agree to and with the Grantees that they are lawfully seized and possessed of the Real Property; that they have full power and lawful authority to sell and convey same; that title thereto is free, clear and unencumbered,

except as provided herein, and, that they will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under them.

This Deed is an absolute conveyance of Grantors' right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust between Robert Swope and wife, Rene Swope, as grantors, Marcy S. Hardee, as trustee, and Fredric J. Rowan and wife, Marcy M. Rowan, as beneficiary, dated January 30, 1997, in the original principal sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), and recorded in Book 10342, page 943, in the Register's Office of Davidson County, Tennessee and the Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of August 1997.

ROBERT SWOPE

Rene' Swope
RENE SWOPE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0228 08/25 0101 03CHECK 1485.07

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Robert Swope and Rene Swope**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 22nd day of August, 1997.

Mary S. Hardee
NOTARY PUBLIC

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $398,937.00.

Marcy Rowan
AFFIANT

Sworn to and subscribed before me this 22nd day of August, 1997.

Mary S. Hardee
NOTARY PUBLIC

My commission expires: 3/25/2001

0340680
IDENTIF. & REFERENCE

AUG 25 AM 8:57
REGISTER
DAVIDSON COUNTY, TN.

5641.9700/mh/ch
ch/swopespecial.war

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10579 PG 618

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	
				398937.00
			CON TX	1476.07
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1485.07
			CHECK	1485.07
08/25/97	01		08:58 0001	0228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0340680
IDENTIF. & REFERENCE

97 AUG 25 AM 8:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1189750