BOOK 10817 PG 859

WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,300.00

John Eric Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 98

Judy S. Wells
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Atorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Eric Swanson (NAME)	Chase Manhattan Mortgage (NAME)	104-16-233
1915 Beechwood Avenue (ADDRESS)	1901 Roxborough Road, Suite 300 (ADDRESS)	24W-11995
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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, Charles C. Haynes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Eric Swanson and wife, Laura Deason Swanson

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, TN, BEING the westerly 50 feet on the easterly 100 feet of Lot No. 220 of Belmont Land Company's Plan called "Belmont Heights", of record in Plat Book 421, page 34, Register's Office for Davidson County, TN.

Said part of Lot No. 220 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Charles C. Haynes, by deed from Merissa I. Ide, of record in Book 9851, page 204, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 421, page 34; all in the Register's Office for Davidson County, TN.

MAIL ENV.

98 MAR -3 AM 8:49

0406806

unimproved ( )
This is improved (X) property, known as 1915 Beechwood Avenue, Nashville, TN 37212
(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 my hand this 26th day of February 19 98

Charles C. Haynes By: Judy S. Wells Atty. in fact.

Charles C. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10817:860

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

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared L. Scott Vardell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Charles C. Haynes, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Charles C. Haynes, the bargainor(s), by the said, L. Scott Vardell, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of February, 1998.

_____
Notary Public

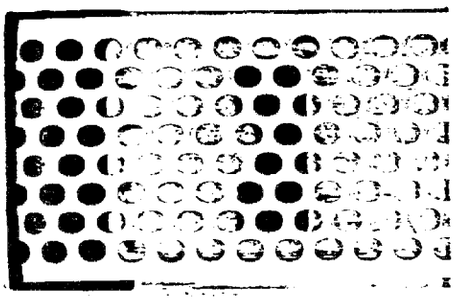
My Commission Expires: 9/23/2000

Notary Public

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 23, 2000

98886 03/03 0101 02:51:51 PM



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

RECEIVED OF _____

FOR _____

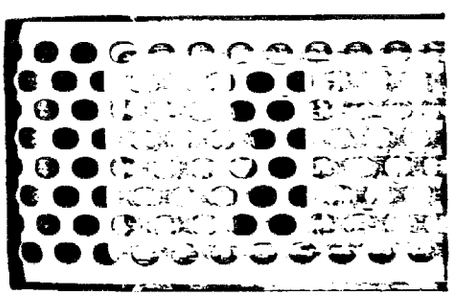
BOOK 10817 PG 861

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

CASH
1[illegible]00
CON TX $25.31
PRFEE 1.00
MOFEE 5.00
TOTAL $24.31
CHECK $24.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]



0406806

PENFIE ↑ REFERENCE

98 MAR -3 AM 8:49

No.1260327