FILE NO. 36505
FILE BOX "7"

FORM NO WD-1

BOOK 10829 PG 215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant: Tracy M Swank

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. SWANK et ux	S A M E	83-14-230
(NAME)	(NAME)	
1608 Lillian Street		23W 4630
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE VERA HARRIET HILLIS and JAMES HILLIS, Tenants in Common with Right of Survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. SWANK and TRACY M. SWANK, husband and wife,

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:

BEING Lot No. 325 on the map of Edgefield Land Company's Second Subdivision of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 325 fronts 50.0 feet on the south side of Lillian Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Vera Harriet Hillis and James Hillis, Tenants in Common with Right of Survivorship, by deed from Julie Ann Narvell, Unmarried, of record in Book 10669, page 834, Register's Office for Davidson County, Tennessee.

98 MAR -9 PM 1:48

0409730
IDENTIF. & REFERENCE

This is unimproved ( ) improved (XX) property, known as 1608 Lillian Street, Nashville, Tennessee 37206
(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 our hand s this 3rd day of March, 19 98

Vera Harriet Hillis
VERA HARRIET HILLIS

James Hillis
JAMES HILLIS

by James Hillis Atty. in fact.

BOOK 10829 PG 216

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES HILLIS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1998.

Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

2981 03/09 0101 03CHECK 249.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of March, 1998, before me personally appeared JAMES HILLIS, to be known to be the person who executed the foregoing instrument in behalf of VERA HARRIET HILLIS, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said VERA HARRIET HILLIS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10829 PG 217

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2981

0409730
IDENTIF. ↑ REFERENCE

98 MAR -9 PM 1:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1263382