BOOK 10851 PG 565

98-3-71-Q

File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

Affiant

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. SWAGLER, JR. (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	MAP 104-9-K
3818 WEST END AVENUE, UNIT 1 (ADDRESS)	10820 West End Avenue (ADDRESS)	PARCEL 110
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, JACK D. GWALTNEY AND WIFE, ETHELENE GWALTNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. SWAGLER, JR., UNMARRIED

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, Tennessee, being Unit No. 110, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack D. Gwaltney and wife, Ethelene Gwaltney by deed from Jeff Donald Gwaltney and wife, Karen Jean Gwaltney, of record in Book 10158, page 569, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6846, Page 838, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3818 WEST END AVENUE, UNIT 110, NASHVILLE, TN 37205
(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 19th day of March 1998

Jack D. Gwaltney
JACK D. GWALTNEY

Ethelene Gwaltney
ETHELENE GWALTNEY

DCTN01WC

BOOK 10851 PG 566

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 JACK D. GWALTNEY AND WIFE, ETHELENE GWALTNEY

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. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March 19 98.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

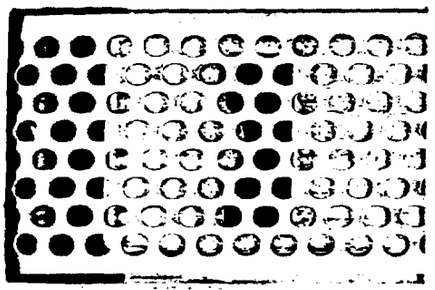
Notary Public

04116079
IDENTIFICATION REFERENCE
98 MAR 24 PM 3:00

9993 03/24 0101 03CHECK 567.70

DCTN01WC

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



RECEIVED OF _____

FOR _____

BOOK 10851 PG 567

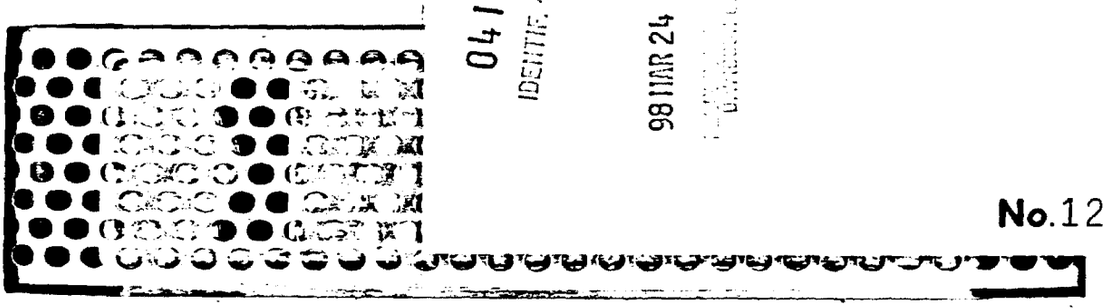
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
151000.00
CON TX 558.70
PRFEE 1.00
MISC 8.00
TOTAL 567.70
CHECK 567.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/24/98 01 14:58 0001 9993



0416079
IDENTIFICATION REFERENCE

98 MAR 24 PM 2:59

No. 1270317