BOOK 10866 PG 92

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Mabel Rice Knight
2015 24th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 81-06; Parcel Number 332.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ALICE SWETT, a widow**, have bargained and sold and do hereby transfer and convey unto **MABLE RICE KNIGHT** and husband, **OLIVER M. KNIGHT, JR.**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the westerly margin of 24th Avenue North 213 feet southerly from the southerly margin of New Hydes Ferry Road; thence with the westerly margin of 24th Avenue North southwardly 64 feet; thence westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with the said line northwardly 76 feet to a point 101.5 feet southerly from the southerly margin of an alley; thence eastwardly 200 feet to the beginning.
>
> BEING the same property conveyed to James L. Swett and wife, Alice Swett, by deed from Danny E. Gardner, unmarried of record in Book 8319, page 434, Register's Office for Davidson County, Tennessee. James L. Swett having since died April 29, 1993 and title now vesting solely in Alice Swett as surviving tenant by the entirety.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 2015 24th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 30th day of March, 1998.

Alice J. Swett
ALICE SWETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alice Swett, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 30th day of March, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$25,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

4096 04/01 0101 03CHECK 101.50

Subscribed and sworn to before me this 30th day of March, 1998.

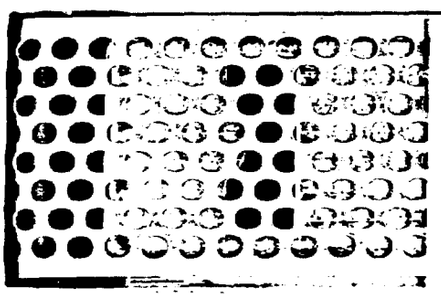
Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * TENN.

98 APR -1 PM 3:17

041994O
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

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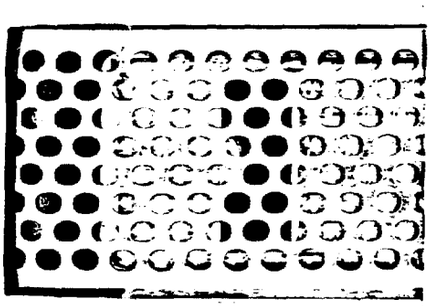
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
MIXED 8.00
TOTAL 101.50
CHECK 101.50

04/01/98 01 15:19 0001 4096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 APR -1 PM 3:17

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

04199 40

IDENTIFICATION REFERENCE

No. 1274358