WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36581)

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10588 PG 445
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 11-12-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Swaney, Jr. (NAME)	Countrywide Home Loans, Inc. (NAME)	163-1-39
4140 Highlander Court (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	2DX-9963
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (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, Richard Zeitlin Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Swaney, 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 Lot No. 40 on the Plan of Hickory Highlands Place, Phase I, of record in Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Richard Zeitlin Construction Co., Inc. by deed from Hickory Highlands LLC of record in Book 10163, Page 383, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

04260099
IDENTIFICATION REFERENCE
98 APR 16 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4140 Highlander Court, Antioch, TN 37013
(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 14th day of April, 19 98

Richard Zeitlin Construction Co., Inc.
By: Todd P. Zeitlin, A-I-F
~~Richard Zeitlin, President~~
by Todd P. Zeitlin attorney in fact

BOOK 10888 PG 446

STATE OF TENNESSEE
COUNTY OF

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 a Notary Public within and for the State and County aforesaid, personally appeared Richard Zeitlin and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Richard Zeitlin Construction Co. the within named bargainor, and corporation, and that he as such President 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 Richard Zeitlin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of April 1998 .

My commission expires_____ _____

Notary Public

4693 04/16 0101 03CHECK 582.50

State of Tennessee
County of DAVIDSON

On this the 14TH day of APRIL, 1998, before me personally appeared TODD T. ZEITLIN to me known to be the person who executed the foregoing instrument in behalf of RICHARD ZEITLIN CONSTRUCTION CO. as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and dead of the said RICHARD ZEITLIN CONSTRUCTION CO.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 14TH day of APRIL, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
11/28/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10888 PG 447

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	155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	582.50
			CHECK	582.50
04/16/98	01		09:45 0001	4693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426099
IDENTIFICATION REFERENCE

98 APR 16 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280846