This instrument prepared by:
JONES & HARDEE
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

BOOK 10974 PAGE 470

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Horace Swain Ruthene F. Swain 1222 Massman Drive Nashville, TN 37064	same	107-14-0-A-057.00 CO

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jacqueline D. Harper, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Horace Swain and Ruthene F. Swain, husband and wife**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being condominium Unit No. 57 on the plan of Copperfield Terrace, as of record at Book 6250, page 50, (and as described in the Master Deed at Book 6326, page 790) Register's Office for said County, to which plan (and Master Deed) reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.
>
> Being the same property conveyed to Jacqueline D. Harper, unmarried by deed from Harry E. Hoopes, an unmarried person, of record in Book 9681, page 296, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1998 Taxes are a lien, but not yet due and payable.
2. Master Deed of record in Book 6326, page 790, RODC, TN.
3. All matters on the Plan of record in Plat Book 6250, page 50, RODC, TN.
4. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; BOOK 10974 PAGE 471

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

1222 Massman Drive, Nashville, TN 37064

WITNESS MY HANDS THIS 10th DAY OF June, 1998 IN FRANKLIN, TENNESSEE.

Jacqueline D Harper

SELLER: Jacqueline D. Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Jacqueline D. Harper**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of June, 1998 in Franklin, TN.

Cynthia Ann Gore

Notary Public

My Commission Expires:

2/23/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Ruthine Swain
AFFIANT

Sworn to and subscribed to me, the undersigned, this 10th day of June, 1998, in Franklin, Tennessee.

Cynthia Anne Dore
NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/23/2002

0449655
IDENTIFICATION REFERENCE
98 JUN 12 AM 9:27

9827 06/12 0101 03CHECK 179.50

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
MOR TX 166.50
ERR CO
MOR TX 166.50-
CON TX 166.50
REC FEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

06/12/98 01 09:26 0001 9827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 12 AM 9:26
REGISTER
DAVIDSON COUNTY TN

0449655
IDENTIFICATION REFERENCE

No. 1305702