RECORD AND RETURN TO:
Box 35 00287732

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WARRANTY DEED

File No: 00287732

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Maynard, Jr.	America's Wholesale Lender	Map 103-10
[NAME]	[NAME]	
804 Neartop Drive	POB 10215	Parcel 115
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Van Nuys, CA 91410	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Andrew C. Swank and wife, Roberta M. Parks

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Maynard, Jr. and wife, Molly O. Maynard

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 160,500.00

Subscribed and sworn to before me, this the 10 day of July, 1998.

Affiant

Notary Public Linda V. Jones

NOTARY PUBLIC AT LARGE
My Commission Expires 09/08/01
[Affix Seal]
WILSON COUNTY, TENN.

My Commission Expires SEPT 8, 2001

unimproved

This is improved (X) property known as 804 Neartop Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 10TH day of JULY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew C. Swank

Roberta M. Parks

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Andrew C. Swank and wife, Roberta M. Parks

the within named 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 Williamson COUNTY, Tennessee, this _____ day of _____, 19 _____.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires SEPT. 8, 2001

Linda V. Jones Notary Public

Linda V. Jones

Commission expires 08/08/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

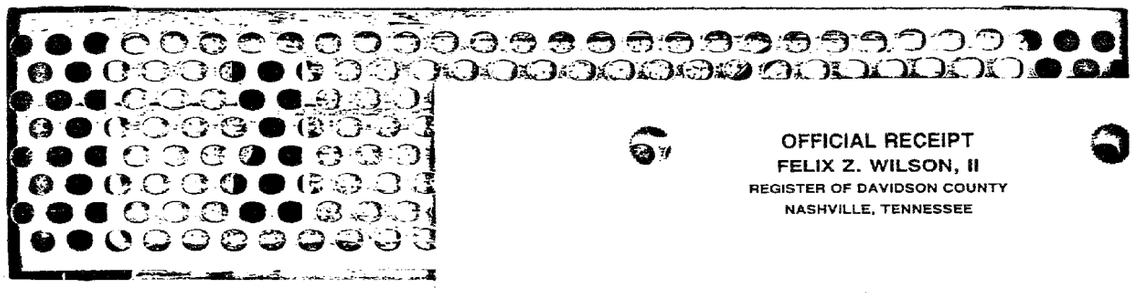
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Brookside Courts, Section 3, Addition No. 4, of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew C. Swank and Robert M. Parks, both unmarried, by deed from Barbara Marie Johnson, an unmarried person, of record in Book 9298 page 397, Register's Office of Davidson County, Tennessee.

0461592
IDENTIF. & REFERENCE
98 JUL 13 PM 2:38
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
2844 07/13 0101 03CHECK 608.85



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

RECEIVED OF _____

FOR _____

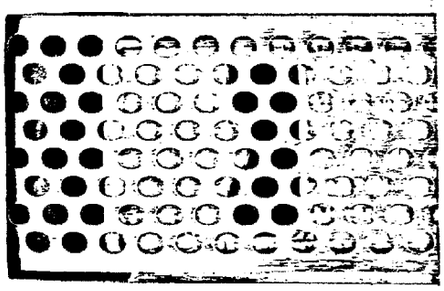
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 160500.00
CON TX 593.85
PRFEE 1.00
[illegible]NK 12.00
CFEE 2.00
TOTAL 608.85
CHECK 608.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461592
IDENTIF. & REFERENCE

98 JUL 13 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07/13/98 01 14:39 0001 2644

No. 1318352