0479332

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 AUG 25 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (as) Title No: 40235
Dav. Co. File: Box 8

BOOK 11080 PAGE 555

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas A Romero 2201 Sharondale Drive Nashville, Tennessee 37215	Owner

TAX MAP-PARCEL NUMBERS: 117-2-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 189,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina Lee Cain-Swope and spouse, Robert Swope,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas A. Romero, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 24 and part of Lots 23 and 25 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands, Section 2 and 3 of record in Book 843, Page 23, Register's Office for said County.

SAID property fronts 115.2 feet on the southwesterly margin of Sharondale Drive and extends back 224.7 feet on the westerly line and 165 feet on the easterly line with the westerly margin of 22nd Avenue South to a dead line in the rear, measuring 97.5 feet thereon.

BEING the same property conveyed to Christina Lee Cain-Swope and spouse, Robert Swope by deed from Robert Dean Robinson, Jr., a single person of record in Book 9687, Page 441, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843, Page 23, said Register's Office, which Plan shows a 40 foot minimum building setback line from Sharondale Drive and 22nd Avenue.

This instrument is executed on behalf of by Robert Swope as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2201 Sharondale Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 1998.

Christina Lee Cain-Swope

Christina Lee Cain-Swope, By: Robert Swope, Atty-In-Fact

Robert Swope

Robert Swope

State of Tennessee
County of Davidson

On this 21st day of August, 1998, before me the undersigned authority, personally appeared **Robert Swope**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP: 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189,900.00

Affiant

Sworn and subscribed before me on the 21st day of August, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP: 5-28-2000

My Commission Expires: _____ Notary Public

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 **Robert Swope**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of August, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christina Lee Cain-Swope and Robert Swope

TO: Nicholas Romero

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert Swope, Affiant

Sworn to and subscribed before me this
21st day of August, 1998.

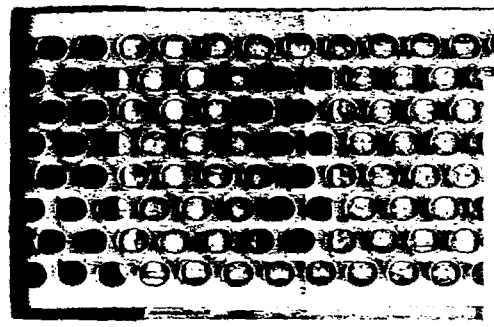
Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1670 08/25 0101 03CHECK 27.63

WIdoc: RES Exhib WD—9/91



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

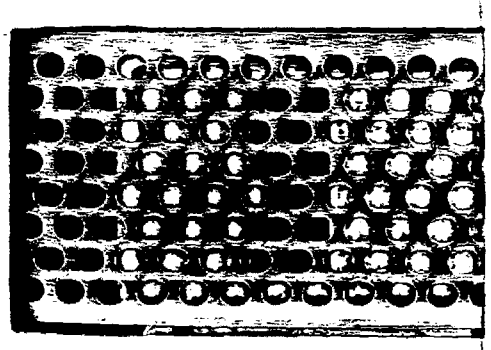
RECEIVED OF _____

FOR _____

BOOK 11080 PAGE 558

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



0479332
IDENTIF. # REFERENCE

98 AUG 25 PM 1:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 189900.00
CON TX 702.63
PRFEE 1.00
MTGTAX 12.00
CFEE 2.00
TOTAL 717.63
CHECK 717.63

08/25/98 01 13:51 0001 1670

No.1337156