ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
David R. Bennett 125 Dowdy Court Antioch, TN 37013	Mortgage Portfolio Services, Inc. Attn: Tax Dept. 4144 North Central Expressway, #900 Dallas, TX 75204	MAP and PARCEL 148-12 166

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Ruthene F. Mooneyham Swain, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David R. Bennett, married** and wife, Helen T. Bennett (the "Grantees"). Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Section 11, Hazelwood, of record in Book 4300, Page 22, as amended in Book 4477, page 281, both in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Ruthene F. Mooneyham by deed from Alice Jean Jackson, NKA Alice J. Jackson Mills, unmarried, of record in Book 5723, Page 173, Register's Office for Davidson County, Tennessee. The said Ruthene F. Mooneyham was unmarried when she was conveyed said property. The said Ruthene F. Mooneyham has since married Horace Swain and is now known as Ruthene F. Mooneyham Swain. Ruthene F. Mooneyham is one and the same person as Ruthene F. Mooneyham Swain.

This is property with a common address of 125 Dowdy Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for all subsequent years; 2) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 3) The plan of record in Book 4300, Page 22, as amended in Book 4477, Page 281, said Register's Office, and all matters therein; 4) Restrictive Covenants of record in Book 3956, Page 552, and in Book 4381, Page 133, both in said Register's Office.

Horace Swain, spouse of Ruthene F. Mooneyham Swain, hereby joins in the Warranty Deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

338.45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $88,500.00

X David R. Bennett
Affiant

Subscribed and sworn before me this 19th day of May, 1999.

Notary Public

My Commission Expires: 3/23/2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **May, 1999**.

Ruthene F. Mooneyham NKA

Ruthene F. Mooneyham Swain

Ruthene F. Mooneyham NKA
Ruthene F. Mooneyham Swain

Horace Swain

Horace Swain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ruthene F. Mooneyham NKA Ruthene F. Mooneyham Swain and husband, Horace Swain**, with whom I am personally acquainted, or who 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 office this **19th** day of **May, 1999**.

Notary Public
My Commission Expires: 3/8/2002

File No. 9905-115.wd

0589222

IDENTIFICATION REFERENCE

99 MAY 20 PM 12:33

PAUL CHERRY-CLERK & REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11487** PG. **97**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05892222

IDENTIFICATION REFERENCE

99MAY 20 PM 12:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	$2500.00
[illegible]	327.45
[illegible]	1.00
[illegible]	2.00
[illegible]	2.00
[illegible]	332.45
[illegible]	332.45

[illegible] 1993 0001 8435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463043