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Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $233,200.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2000.

Notary Public
My commission expires: 1/27/2001

Davidson County DEEDWARR
Recvd: 11/22/00 13:05 2pgs
Fees:11.00 Taxes:862.84
20001122-0115478

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeanne M. Swenson	First Union Mortgage	172-01-0-A 105
209 Trotwood Drive	1410 Commonwealth Drive	
Brentwood TN 37027	Wilmington, NC 28403	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Curtis M. Wallen and wife, Kay W. Wallen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeanne M. Swenson, hereinafter called the Grantee, her successors 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. 105 on the Revised Plan of Copperfield, of record in Plat Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis M. Wallen and wife, Kay W. Wallen by deed from Advantage Builders, Inc., of record in Book 9101, Page 399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 209 Trotwood Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of November, 2000.

Curtis M. Wallen

Kay W. Wallen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis M. Wallen and Kay W. Wallen, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of November, 2000.

Carol R. Rivers

Notary Public



My Commission expires 1/27/2001