WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Davidson County DEEDWARR
Recvd: 03/13/01 10:09 2pgs
Fees:11.00 Taxes:758.50

20010313-0023815

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE Exp 10-25-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Lane, Jr. (NAME)	Fifth Third Mortgage Company (NAME)	104-05-0
326 Harvard Avenue (ADDRESS)	250 W. Main Street (ADDRESS)	185.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Julie A. Swaim

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Lane, Jr. and wife, Patricia H. Lane

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 421 on the map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said county, described as follows:

BEGINNING on the easterly margin of Harvard Avenue at the corner of Lot Nos. 420 and 421; thence with said Avenue northwardly 65 feet to the southwest corner of the property conveyed to Paul A. Adams and wife, by deed from Bransford Realty Company, of record in Book 1171, Page 39, said Register's Office, said point being 5 feet south of the corner of Lot Nos. 421 and 422; thence with said Adams' southerly line, eastwardly to the line between said Lot Nos. 421 and 422; continuing eastwardly and with the line between said two lots, in all 250 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of Lot Nos. 420 and 421; thence with the line between said two lots, westwardly 250 feet to the beginning.

BEING the same property conveyed to Julie A. Swaim, by Deed from Sharon Orr, unmarried, of record in Book 6480, Page 580, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION CONTINUED ON PAGE 2

unimproved ( )
This is improved (X) property, known as 326 Harvard Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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.

Witness my hand this 2nd day of March, 2001

Julie A. Swaim

Julie A. Swaim,
By: Michael B. McKee, Attorney-in-Fact
Michael B. McKee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of March, 2001, before me personally appeared Michael B. McKee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie Swaim and acknowledged that he executed the same as the free act and deed of said Julie Swaim.

Witness my hand and official seal at Nashville, Tennessee.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: 12-17-04

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Julie Swaim pursuant to a Power of Attorney executed by same on the 1st day of February, 2001, and being filed for record simultaneously herewith.