WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/26/03 13:31 2pgs
Fees:13.00 Taxes:347.80

20030326-0039821

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Patterson (NAME)	Union Planters Bank, (NAME)	MAP 162, GP. 9-A
5510 Country Drive, #73 (ADDRESS)	P. O. Box 2127 (ADDRESS)	PARCEL 73
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2127 (CITY) (STATE) (ZIP)	5DU-55949

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, Richard L. Swafford and wife, Freda R. Swafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Patterson, an unmarried person

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:

BEING Townhouse No. 73 on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, and Master Deed of record in Book 4659, Page 32, and Book 4937, Page 429; and By-Laws of record in Book 4659, Page 39, said Register's Office.

Being the same property conveyed to Richard L. Swafford and wife, Freda R. Swafford by deed from Charles D. Heleine and wife, Judy L. Heleine of record in Book 8118, Page 62, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5510 Country Drive, #73, Nashville, TN 37211
(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 our hand s this 21st day of March 2003

Richard L. Swafford

Freda R. Swafford

Freda R. Swafford

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 Richard L. Swafford and wife, Freda R. Swafford

the 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 Nashville, Tennessee, this 21st day of March 2003.

Commission expires 11-26-2005

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, and corporation, 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 corporation, 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

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to an access easement of record in Book 4842, Page 979, and Book 5606, Page 663, said Register's Office.

This conveyance is subject to easement for access, parking, sign and landscape improvements of record in Book 7497, Page 740, said Register's Office.