LAW OFFICES
HARSH, KELLY & HARSH
GALLATIN, TENNESSEE

Address of new Owner
James P. Gracy
1040 Kirkland Avenue
Nashville, Tennessee

Send Tax notices to
James P. Gracy
1040 Kirkland Avenue
Nashville, Tennessee

BOOK 4214 PAGE 942

Map 72-2
Par. 36-37
M.O.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE THOUSAND ($45,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, ROBERT GEORGE SWIFT AND WIFE, FRANCES B. SWIFT, have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES P. GRACY AND WIFE, CATHERINE S. GRACY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 1, 2, and 3 of Block A on the unrecorded Map of the Richardson Tract, being a subdivision of the East half of Lot No. 3 on the Plan of Martin lands of record in Minute Book "W", page 90, County Court for Davidson County, Tennessee, and described according to a copy of a survey dated July 1, 1960, made by J. S. Allen, as follows:

BEGINNING at a point in the southwesterly margin of Richardson Avenue as shown on said survey, said point being 6 feet 2 inches west of the westerly margin of the Gallatin Road, and said point being in the north line of Lot No. 104 on the Map of Maynor Place Subdivision, of record in Book 2133, page 2, Register's Office for said County; thence along the north line of Lot No. 104 of said Maynor Place Subdivision north 73° 42' west 164.8 feet to the common corners of Lots 1 and 2 of the Richardson Tract, and the common corner of Lots 99 and 104 of the Maynor Place Subdivision; thence with the north line of Lot No. 99 of said Maynor Place Subdivision; north 86° west 220.75 feet to a point, being the common corners of Lots 3 and 4; thence along the common boundary between said Lots 3 and 4, north 4° east 165 feet to a point in the southerly margin of Richardson Avenue; thence with the southerly margin of said Richardson Avenue south 86° east 60.25 feet to a point, being the common corners of Lots 2 and 3; thence continuing with the new margin of Richardson Avenue, south 82° 56' east 172.32 feet to the beginning of a curve to the right, said curve having an arc with a radius of 75 feet, and continuing following the arc of said curve a distance of 75.36 feet to the end of said curve; thence south 25° 22' east 176.3 feet to the point of beginning.

This instrument was prepared by
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

BEING the same land conveyed by C. E. Harlan and wife, Mary M. Harlan and Isolene Harlan to Robert George Swift and wife, Frances B. Swift by deed dated July 22, 1960, and of record in Book 3101, page 587, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to RESTRICTIVE COVENANTS of record in Book 1341, page 399, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JAMES P. GRACY AND WIFE, CATHERINE S. GRACY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1968 real estate taxes which are to be pro-rated, and as follows:

1. Easement granted Southern Bell Telephone and Telegraph Company by General Permit from H. G. Johnson and wife, of record in Book 2089, page 108, Register's Office for Davidson County, Tennessee.

2. Easement for a power line granted the Tennessee Electric Power Company, of record in Book 701, page 317, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in deed from H. H. Richardson and wife, to H. G. Johnson and wife, dated July 31, 1945, filed August 3, 1945 and recorded in Book 1341, page 399, Register's Office for Davidson County, Tennessee.

WE FURTHER COVENANT with said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said JAMES P. GRACY AND WIFE, CATHERINE S. GRACY, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinafter set forth.

OF SAID CONSIDERATION of FORTY-FIVE THOUSAND ($45,000.00) DOLLARS, the sum of FIFTEEN THOUSAND ($15,000.00) DOLLARS has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of THIRTY THOUSAND ($30,000.00) DOLLARS the said JAMES P. GRACY AND WIFE, CATHERINE S. GRACY, have this day executed and delivered their promissory note of even date herewith for said sum, payable to the order of ROBERT GEORGE SWIFT AND WIFE, FRANCES B. SWIFT, due and payable in monthly installments of FOUR HUNDRED AND NINETY SEVEN AND 19/100 ($497.19)each, which includes interest at the rate of six percent per annum, the first installment being due and payable on or before April 1st, 1968, and a like installment being due and payable on or before the 1st day of each succeeding month thereafter until said note is paid in full.

Said note provides that in the event default is made in the payment of any installment when due and same remains in default for a period of sixty days, then in that event the lawful owner and holder of said note may declare the entire indebtedness due and payable and proceed to collect the same. Said note contains the usual attorney's fee clause.

IN ORDER to secure and make certain the payment of said note , together with all accrued interest thereon, the said

JAMES P. GRACY AND WIFE, CATHERINE S. GRACY, have this day executed a Deed of Trust to Fred A. Kelly, Trustee, which will be filed for record simultaneously with this Deed.

WITNESS our hands this 21st day of FEBRUARY, 1968.

Robert George Swift
ROBERT GEORGE SWIFT

Frances B. Swift
FRANCES B. SWIFT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, F. A. Kelly, a Notary Public in and for said County and State, the within named ROBERT GEORGE SWIFT AND WIFE, FRANCES B. SWIFT, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this 21 day of FEBRUARY, 1968.

F. A. Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-16-68.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

07224

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 27 2 24 PM '68
RECORD BOOK 118 PAGE 331
RECORDING FEE $ 7.50
DEP. REG. R

BOOK 4214 PAGE 946

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I HEREBY MAKE OATH OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert George Swift
AFFIANT

SWORN to and subscribed before me,

this 21st day of FEBRUARY, 1968.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 14, 1969.

STATE TAX $ 112.00
PROBATE .50
TOTAL $ 112.50

FEB 27 1968

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