This Form furnished by Attorneys Title Company, Inc.

BOOK 4365 PAGE

Form No. WD-3

FROM

H. A. SWIFT AND WIFE

MARGARET CRAIG SWIFT

TO

RONNIE L. FILSON

For draftsman's use

Prepared by:
Carole Chitwood Smith
Attorney at Law
934 Stahlman Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ronnie L. Filson (NAME)	Same (NAME)	Map 25-8
1114 Gallatin Road North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 32
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 25-N
		Par. 6

(FOR REGISTER'S USE)

T

IDENTIF. REFERENCE

SEP 17 10 16 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September 1969

Notary Public

MY COMMISSION EXPIRES: 3-14-70

(AFFIX SEAL)

A 54220

For and in Consideration of the sum of ----------Sixty five thousand-----($65,000.00)

---------- DOLLARS

cash in hand paid by Ronnie L. Filson to H. A. Swift and wife, Margaret Craig Swift, the receipt of which is hereby acknowledged, the said H. A. Swift and wife Margaret Craig Swift

SEP 17	CONV	65,000.00			
SEP 17	S'TAX		A*	169.00	
SEP 17	PR'FEE		A*	.50	
SEP 17	W'DEED		A*	4.50	* 174.00

have bargained and sold, and by these presents do transfer and convey unto the said Ronnie L. Filson, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Two tracts of land in Davidson County, Tennessee, described as follows: Tract No. 1: A tract of land in the 10th Civil of Goodlettsville, Tennessee, and being Parcel "A" shows reserved and not an individual building site on a Plat of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, of Ranchwood Estates, Section I and the adjoining tract in a southerly position on said Parcel "A" and also shown as a reserve and not an individual site on said plat, and also the tract of land to the west of said which is parcel "F". Said three tracts are described as follows: BEGINNING at a point on the westerly side of Shevel Drive at a corner to Lot No. 39; thence following said Shevel Drive in a southeasterly direction 199.02 feet to a concrete marker; thence around a curve on Dora Drive a distance of 36.63 feet to a concrete monument; thence following the margin of Dora Drive, both according to said plat

and according to a survey made by William Collier Parrish Associates, Civil Engineers on August ___, 1963, a distance of 188.67 feet to a concrete monument and thence continuiung on with projected margin of Dora Drive 187½ feet more or less to a point; thence North 42° 45' West, 230 feet to a point; thence North 49° 33' east 175 feet more or less, to the corner of parcel "A" according to said plat; thence North 46° 19' west, 30.18 feet to a point; thence South 49° 33' west 8.98 feet to a point; thence North 40° 27' west 30 feet to a concrete monument and a corner of Lot No. 39; thence with the line between Parcel "A" and Lot No. 39, 198.25 feet to the point of beginning. TRACT NO. 2 : A tract of land in the 10th Civil District being a tract of land fronted on the northerly area by Ranchwood Estates, Section III, and on the easterly side by Ranchwood Estates Section I, and more particularly described according to a survey by William Collier Parrish Associates, Civil Engineers, on August __, 1963, as follows: BEGINNING at a point, the same being the southeast corner of Lot No. 42 of Ranchwood Estates Section III as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, thence with the back line of Lots 40 and 39 of Ranchwood Estates Section I, south 40° 27' east 371.20 feet to the Corner of Parcel "A"; thence south 40° 27' east 30 feet to a point; thence north 49° 33' east 8.98 feet to a point; thence south 46° 19' east 30.18 feet to a point; thence south 49° 33' west 175 feet more or less to a point; thence south 42° 45' east 230 feet to the margin of Dora Drive; thence south 47° 15' west 282.49 feet feet to a point; thence with a curve with a radius of of 875 feet 277.51 feet to a point; thence leaving said Dora Drive, north 60° 55' west, 315 feet to a point; thence south 29° 15' west 602 feet to a point; thence north 86° 56' west 85 feet to a point; thence north 52° 40' west 524.74 feet to a point; thence north 70° 51' west 107.66 feet to a point, North 85° 49' west 216.8 feet to a point and the corner of Lot No. 67, Ranchwood Estates, Section III; thence with a line between this tract and the southerly margin of Lots in Ranchwood Estates Section III, as follows: north 46° 11' east 532.18 feet to a point, north 10° 21' east 156.25 feet to a point, south 64° 31' east 240.20 feet to a point, south 55° 51' east 225.49 feet to a point, north 87° 2' east 219.73 feet to a point, north 46° 18' east 246.15 feet to a point, north 3° 53' west, 408.93 feet to a point, north 63° 35' 299.69 feet to the point of beginning and containing 21 acres, more or less.

BEING the same property conveyed to H. A. Swift and wife, Margaret Craig Swift by two deeds from Hardcastle Developers, Inc., of record in Book 3642, page 462 and 470 in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 302 Shevel Drive (House Number) (Street) Goodlettsville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie L. Filson his heirs and assigns, forever.

And we do covenant with the said Ronnie L. Filson 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.

And we, the said H. A. Swift and wife, Margaret Craig Swift do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ronnie L. Filson his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16 day of September, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret Craig Swift

H. A. Swift

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, G G Garrett Jr, a Notary Public in and for said County and State, the within named H. A. Swift and Marggret Craig 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 ~~Nashville~~ Goodlettsville, Tennessee, this 16 day of September, 1969.

L L Lawrence Jr, Notary Public

Commission Expires 3-14-70

STATE OF
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, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

, Notary Public.

Commission expires