This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

J. R. Brown and Margaret Brown Cole

TO

Joe Swafford and James M. Gunter

For draftsman's use

Prepared by:
Caesar E. Urrutia
1623 Parkway Towers
Nashville, Tennessee 37219

BOOK 4578 PAGE 755

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T. Swafford-Mercer Realty Co. (NAME)	Same (NAME)	148-4745
306 Gay Street at 3rd Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Grp 28
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Par 36

B 4954 2

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 24 9 20 AM '72

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$10,500.00 Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 16th DAY OF Feb 1972.

Notary Public

MY COMMISSION EXPIRES: 4/21/72

(AFFIX SEAL)

For and in Consideration of the sum of Ten Thousand, Five Hundred Dollars and 00/100

DOLLARS

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,500.00 Affiant

Subscribed and sworn to before me this 24th day of Feb 1972

Deputy Register 10.10 determined

FEB24'72	CONV	10,500.00				
FEB24'72	STAX		A*	27.30		
FEB24'72	RTFEE		A*	.50		
FEB24'72	WDEED		A*	6.00	*	33.80

J. R. Brown and Margaret ~~Brown Cole~~ have bargained and sold, and by these presents do transfer and convey unto the said Joe Swafford and James M. Gunter

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land located in the 2nd Civil District of Cheatham County and the 14th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at the intersection of the center lines of Hidgon Road and Ridge Road, the most easterly northeast corner of this property; thence with the center line of said Ridge Road the following courses and distances north 64 degrees west 167.0 feet, north 49 degrees west 400.0 feet, north 52 degrees west 521.0 feet, north 56 degrees west 262.0 feet, north 77 degrees west 75.0 feet, south 78 degrees west 100.0 feet, south 88 degrees west 330.0 feet to a point in the center of said Road,

a corner to Evans with iron pin marker on the south edge of said Road 20 feet from the center line of same; thence with Evans, south 2 degrees, 30 minutes west 520.0 feet to a point in the center of a branch, a corner to Clifton; thence continuing on same course with said Clifton 1238 feet to a point in the center of Hidgon Road, marked by a rock in the north right of way of said Road; thence with the center line of said Higdon Road the following courses and distances, north 32 degrees east 860.0 feet north 45 degrees 30 minutes east 200 feet, north 68 degrees east 100 feet, south 65 degrees 30 minutes east 75 feet, south 49 degrees east 200 feet, south 56 degrees east 267.0 feet to a point in the center of said Road and said curve to the left approximately 162 feet, the tangents to said curve being south 56 degrees east 100 feet and north 35 degrees east 100 feet; thence north 35 degrees east 430 feet to the point of beginning, containing 31.5 acres, more or less according to a survey made by Thomas H. Hewitt made May 18, 1963.

Being part of the same property conveyed to J. R. Brown and Margaret Brown Cole by deed from W. R. Hunter and Martha H. Hunter of record in Book 3969, page 618, Register's Office, Davidson County, Tennessee and Book 12, page 12, Register's Office, Cheatham County, Tennessee.

Included in the above description, but specifically excluded from this conveyance is the tract of land conveyed to Margaret Brown Cole by deed of record in Book 144, page 192, Register's Office, Cheatham County, Tennessee and a tract of land conveyed to Dexter S. Binkley Jr. and wife, Dorothy L. Binkley of record in Book _____, page _____, Register's Office, Cheatham County, Tennessee.

The holder of the indebtedness herein agrees to release any of seven lots after being paid in cash for the balance owing on said lots.

This is { unimproved ( ) improved ( ) } property, known as _____ (House Number) (Street) 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 Joe Swafford and James M. Gunter Their heirs and assigns, forever.

And We do covenant with the said J. R. Brown and Margaret Brown Cole 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 J. R. Brown and Margaret Brown Cole do further covenant and bind Ourselves and Our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Swafford and James M. Gunter Their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 16th day of February, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J R Brown

Mrs Margaret Brown Cole

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Leon E. Hunter, a Notary Public in and for said County and State, the within named J. R. Brown and Margaret Brown Cole

the bargainor S., 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, Tennessee, this 16th day of Feby, 1972

Leon E. Hunter, Notary Public

Commission Expires 4/21/72

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 .....