THIS INSTRUMENT PREPARED BY: JAMES R. McKINNEY, ATTORNEY AT LAW
608 Gallatin Road, North
Madison, Tennessee 37115

BOOK 4591 PAGE 52

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. CRAFT, ET UX		Map 91-6
(NAME)	(NAME)	
Route 3 Brown's Lane		Lic. 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Gallatin Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00)-- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration,

I, ELEANOR P. SWATTS, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. CRAFT and wife, DOROTHY MARIE CRAFT, hereinafter called the GRANTEES,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert described as follows:

Beginning at a point in the easterly margin of Edgefield Junction Road at the northwest corner of the property conveyed to Ella O. Gowdy of record in Book 1280, page 528, Register's Office for Davidson County, Tennessee; thence with Gowdys north line north 52° 20' east 579.3 feet to an iron pin; thence with an old stone wall north 5° 35' east 96.0 feet to an iron pin; thence south 54° 15' west 646.8 feet to the easterly margin of Edgefield Junction Road; thence with the easterly margin of said Road south 38° 31' east 91.5 feet to the point of beginning containing 1.14 acres, more or less.

Being the same property conveyed to Eleanor P. Swatts by deed from Hobert W. Banks, of record in Book 3807, page 351, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00 XX

Subscribed and sworn to before me, this the 7 day of April, 19 72

Affiant: Eleanor P. Swatts

My commission expires: Aug 4, 1973 (Affix Seal)

Notary Public: Hobert L. Baker

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES,

their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7 *day of* April, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eleanor P. Swatts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ELEANOR P. SWATTS

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 7th *day of* April, *1972.*

Hubert L. Baker *Notary Public*

Commission expires Aug 4, 1973

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 .....

WARRANTY DEED

FROM

ELEANOR P. SWATTS

TO

JAMES H. CRAFT, ET UX

Mail to Security Co
Suite 200 Professional Bldg.
Madison, Tenn.

APR 10 72 CONV 40,000.00
APR 10 72 S TAX A* 104.00
APR 10 72 PR FEE A* .50
APR 10 72 W DEED A* .00 * 108.50

B 5 5 1 1 5

IDENTIF. REFERENCE

APR 10 12 18 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS