BOOK 4848 PAGE 469

This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 16,413

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1974

Notary Public

MY COMMISSION EXPIRES: November 22, 1975

(AFFIX SEAL)

MAIL TO

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Thomas E. Swann, Jr. (NAME)	same (NAME)	Map 33-12
209 Friendship Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 83
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Oscar G. Brown, Jr., and wife, Marilyn W. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Swann, Jr., and wife, Virginia G. Swann

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 Lot No. 40 on the Plan of Gateway, Section I, as of record in Book 3300, Page 39, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Friendship Drive at the corner of Lots 40 and 41; thence with the line between said lots, northerly 108 feet to a corner of Lot 39; thence with the line between Lots 39 and 40, easterly 162.4 feet to a point in the westerly margin of Friendship Court; thence with the margin of the same, southerly 75.44 feet to the beginning of a curve; thence around said curve, southwesterly 36.8 feet to a point in the northerly margin of Friendship Drive; thence with the margin of the same, westerly 108.8 feet to the point of beginning.

Being the same property conveyed to Oscar G. Brown, Jr., and wife, Marilyn W. Brown, by deed from Jones Lumber Company, Incorporated, as of record in Book 3953, page 234, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 209 Friendship Drive, Goodlettsville, TN 37072
(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, 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 23rd day of August, 1974

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oscar G Brown Jr. Marilyn W Brown

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STATE OF TENNESSEE
County of Sumner

Personally appeared before me, The undersigned a Notary Public in and for said County and State, the within named Oscar G. Brown Jr. and wife Marilyn W. Brown

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 Hartsville, Tennessee, this 23rd day of August, 19 74

Commission expires November 13, 1975

W. Lyon
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

OSCAR G. BROWN, JR., AND WIFE

MARILYN W. BROWN

TO

THOMAS E. SWANN, JR. AND WIFE

VIRGINIA G. SWANN

C 6 9 4 3 5

IDENTIF. REFERENCE

AUG 30 2 46 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 30 74	CONV	16,913.00			
AUG 30 74	S'TAX		A*	43.94	
AUG 30 74	PR'FEE		A*	.50	
AUG 30 74	W'DEED		A*	4.00	* 48.44

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee