This Form furnished by Attorneys Title Company, Inc.

BOOK 5064 PAGE 820

Form No. WD-2

FROM

TO

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine P Swafford (NAME)	Guaranty Mtge Co (NAME)	50-13
121 White Brdge Rd (STREET ADDRESS OR ROUTE NUMBER)	First Amer Cntr (STREET ADDRESS)	9
Nashville, Tenn 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

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T

IDENTIF. REFERENCE

SEP 2 10 00 AM '76

FEE ... J. A. GUSTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 41712

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 22nd DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 1-22-78

(AFFIX SEAL)

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by Christine P Swafford, grantee and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES RANDOLPH GOBER and wife, DEBORAH GOBER

have bargained and sold, and by these presents do transfer and convey unto the said

Christine P Swafford,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 12 on the plan of Golden Valley Estates, Section I, as of record in Book 4175, Page 142, Register's Office for said County, described partly according to said plan as follows:

BEGINNING on the northerly margin of Richmond Hill Drive at the corner of Lots Nos. 11 and 12; thence with the line between said two Lots northerly 118 feet to the southwest corner of the property conveyed to State of Tennessee by deed from James Randolph Gober and wife, of record in Book 4659, Page 563, Register's Office; thence with State of Tennessee's southern boundary line south 84° 9' 23" east 30 feet and north 86° 03' 38" east 28 feet to the south east corner of State of Tennessee property, also a point in the westerly line of Lot No. 13 on said plan; thence southerly 112 feet more or less to the northerly margin of Richmond Hill Drive; thence with the same westerly 57.81 feet to the beginning.

BEING the same property conveyed to James Randolph Gober and wife, Deborah Gober by deed from Gaines Home Building Corporation of record in Book 4555, Page 965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Richmond Hill Drive and an easement for public utility purposes along the northerly and southerly line of said lot; Restrictions of record in Book 4175, Page 142 and Book 4447, Page 108, said Register's Office.

BOOK 5064 PAGE 821 WD-2

This is {unimproved / improved} property, known as 2136 Richmond Hill Drive (House Number) (Street) Nashville 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 grantee their heirs and assigns, forever.

And we do covenant with the said grantee 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, except as of record.

And we, James Randolph Gober and wife, Deborah Gober do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantee their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of April, 19 76

James Randolph Gober
JAMES RANDOLPH GOBER
Deborah Gober
DEBORAH GOBER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Randolph Gober and wife, Deborah Gober 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 Tennessee, this 22nd day of April, 19 76

Joe T. Swafford
Notary Public

Commission expires My Commission Expires July 24, 1976

JOE T. SWAFFORD NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, SEP-22 CONV 11,017.12, a Notary Public of the State and County aforesaid, personally appeared TAX B* 28.60, with whom I am personally acquainted, and who, upon oath, acknowledged SEP-22 DEED B* .50 self to be SEP-22 MTGEE B* 4.00 * 33.10 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