FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1976

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Real Estate Co. (NAME)	Noel Palmer Company (NAME)	146-10-52
396 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	OH 2335
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, James E. Swafford, and wife, Mary Nell Swafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee Real Estate Company

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:

LAND in Davidson County, Tennessee, Lot #9 on the Plan of Ragland Estates, of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 175 feet on the easterly side of Franklin Road and runs back between parallel lines 500 feet to a dead line in the rear on which it measures 175 feet.

BEING the same property conveyed to James E. Swafford and wife, Mary Nell Swafford by Deed from Elwood S. Dame and wife, Betty L. Dame of record in Book 4841, page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2860, page 280, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 5018 Franklin Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37220 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 20th day of September, 1976

JAMES E. SWAFFORD

MARY NELL SWAFFORD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. SWAFFORD, AND WIFE, MARY NELL SWAFFORD

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 20th day of September, 19 76

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

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

JAMES E. SWAFFORD, and wife,

MARY NELL SWAFFORD

TO

TENNESSEE REAL ESTATE COMPANY

D 6 9 5 3 3

IDENTIFICATION REFERENCE

SEP 24 10 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 24 76	CONV	62,000.00			
SEP 24 76	S'TAX		B*	161.20	
SEP 24 76	PR'FEE		B*	.50	
SEP 24 76	W'DEED		B*	4.00	* 165.70