BOOK 5126 PAGE 704

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,132.00

Albert Swaner Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 1977

Notary Public

MY COMMISSION EXPIRES: 2-5-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Swaner, Jr. (NAME)	Churchill Mortgage Corporation (NAME)	5DU 15852
109 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	MAP 148-7
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	PARCEL 6

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 Donald R. Rich and Patsy H. Rich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert Swaner, Jr. and wife Fairy J. Swaner and Fannie Mai Swaner

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. No. 513 on the Plan of Cherokee Hills, Section V, as of record in Book 3500, Page 142, Register's Office for said County.
SAID Lot No. 513 fronts 70.0 feet on the southerly margin of Luna Drive and extends back 179.7 feet on the easterly line and 166.7 feet on the westerly line to a rear line which measures 82.2 feet thereon.

BEING the same property conveyed to Donald R. Rich et ux Patsy H. Rich by deed from Johnny R. Lawson of record in Book 4626, Page 370, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4565, Page 560, Register's Office for said County, securing a promissory note dated December 23, 1971, payable to the order of Mortgage Associates, Inc. with a present unpaid principal balance of approximately $16,632.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein This conveyance is further subject to any and all easements, restrictions and rigths of way of record.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 109 Luna Drive (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (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 18TH day of MARCH, 1977

Donald R. Rich Donald R. Rich

Patsy H. Rich Patsy H. Rich

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 Donald R. Rich and Patsy H. Rich

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 18TH day of MARCH, 19 77

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Donald R. Rich

TO
Albert Swaner, Jr.

D 94859

IDENTIF. REFERENCE

MAR 22 10 08 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR22??	CONV	27,132.00			
MAR22??S'TAX			B*	70.46	
MAR22??PRTEE			B*	.50	
MAR22??	W'DEED		B*	4.00	* 74.96