31.26
6.50
97.76

E 16488

BOOK 5175 PAGE 610

FORM NO. WD-1

IDENTIF. REFERENCE

JUL 26 11 53 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,100.00

Harry Lee Swain, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 77

Charles R. Pullen
Notary Public

MY COMMISSION EXPIRES: 9-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES R. PULLEN, ATTY. Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June Ray Swain and	Same	040-003(Part) Cheatham
Kevin Ray Swain (NAME)	(NAME)	20-17(Part) Davidson
6228 Clarksville Hwy (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tn. 37080 (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, Harry Lee Swain, Jr., and wife, Linda Nell Gray Swain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Ray Swain and June Ray Swain, as tenants-in-common,

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:

and Cheatham Counties,
Land in the 14th Civil District of Davidson and 2nd Civil District of Cheatham BEGINNING at the southwest corner of E.C. Bracey's property which is the northwest corner of this tract, at a marked point in the center of Spring Branch, 1210' due south of the original bench mark (black gun tree), and used as dividing line of Ray Bracey properties; thence South 3375'; thence east 825', south 660' to the center of Marrow Bone Creek; thence up center of said creek N 40° E 248' N 63° E 66', N 88° E 132', S 78° E 561', and N 60° E 169' more or less to the intersection of said Marrow Bone Creek and Mud Lick Creek; thence with said Mud Lick Creek the following calls: N 20° 42' E 186.62' to an iron pin; S 85° 52' W 79.09' to a stake; N 47° 30' W 89.73' to an iron pin; N 43° 05' W 230.53' to an iron pin; N 13° 20' W 200.41' to a stake; N 44° 30' E 154.86" to an iron pin; N 18° 13' E 148.8' to a po int; N 0° 56' W 185.79' to an iron pin; N 15° 07' W 196.07' to a stake; N 2° 49' W 192.01' to an iron pin; N 32° 18' E 109.65' to a stake; N 21" 41' W 175.90' to an iron pin; N 32° 11' W 175.53' to a point; N 10° 02' E 114.79' to a stake; N 13° 28' W 221.98' to a stake; N 23° 32' E 238.60' to an iron pin and N 9° 0' E 264.40' to an iron pin at the forks of Mud Lick Creek and a branch; thence with the center of said Mud Lick Creek the following calls: N 3° 30' E 243'; N 21° W 145'; N 21° W 99'; N 10° W 131'; N 39° W 133' and runs thence up a branch hollow the following calls: N 84° W 99'; N 81" 15' W 136'; N 76° 30' W 174'; N 32° W 128'; N 53° 30' W 154'; N 52° 30' W 89'; N 53° W 165'; N 49° W 235'; N 82° W 245'; and N 76° W 110' to a point in the center of the branch of the west boundary line of the Ray-Bracey properties to the point of beginning, containing 117 acres, more or less by estimation., and being Tract I according

(Continued on Page 2)

unimproved ( )
This is improved ( ) property, known as _____
(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, 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 hands this 21st day of July, 19 77

Harry Lee Swain, Jr.

Linda Nell Gray Swain

STATE OF TENNESSEE
~~Davidson~~ County
CHEATHAM

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Lee Swain, Jr. &wife, Linda Nell Gray Swain

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 Ashland City, Tennessee, this 21st day of July 19 77.

Commission expires 9-29-79

Charles R Fuller
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

HARRY LEE SWAIN, JR., Et ux.

TO

JUNE RAY SWAIN AND

KEVIN RAY SWAIN, as Tenants-in-Common

STATE OF TENNESSEE
CHEATHAM COUNTY:

Office of the Register: 7-26, 1977

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 11:10 o'clock A.M., on 7-26, 1977 entered in Note Book 44, Page 227, and recorded in Book No. 190, Page 239, The following amounts were paid under Receipt No. 20391

STATE TAX: DEEDS: $ 91.26
STATE TAX: MTGS.: $ _____
PROBATE FEE : $ .50
RECORDING FEE : $ 6.00
TOTAL : $ 97.76

Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 26 77 CONV 35,100.00
JUL 26 77 W'DEED B* 6.00 * 6.00

Page Two - Warranty Deed

Harry Lee Swain, Jr., and wife, Linda Nell Gray Swain, Grantors to Kevin Ray Swain and June Ray Swain, as tenants-in-Common, Grantees

to unrecorded survey and deed drawing of H. L. Swain Land, dated 7-5-77 by Bruce Rainey and Associates.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are mense conveyances, Rights-of-Ways and easements of record in Book 1284, page 557, Book 1453, page 419, Book 2445, page 417 and 420, Book 3948, page 185, Book 2805, page 253, Book 3649, page 203 and Book 2272, page 285, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Harry Lee Swain, Jr. and wife, Linda Nell Gray Swain by deed from Clara Bracy Ray, a widow, of record in Deed Book 186, page 831, Register's Office for Cheatham County, and Deed Book 5124, page 891, Register's Office for Davidson County, Tennessee.

Grantees assume the payment of 1977 County taxes.