THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD HERMITAGE, TENNESSEE 37076

(from information furnished by others)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sam Robert Swoner, et ux (NAME)	SAME (NAME)	MAP 108
3279 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 146
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5466 PAGE 385

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars---------- DOLLARS,

cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, hereinafter named, and other good and valuable considerations, I, ELIZABETH M. MAXWELL (formerly Elizabeth Poteete), the Grantor herein, who am now married to Woodrow W. Maxwell,

have bargained and sold, and by these presents do transfer and convey unto the said SAM ROBERT SWONER and wife, PAMELA MARLEAN SWONER,

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

A tract of land in the 3rd Civil District of Davidson County, Tennessee described according to a survey by Barry Greer and Associates, dated June 1, 1979 as follows:

Beginning at a nail set in the centerline of Elm Hill Pike, said nail being the northeast corner of the property conveyed to Thomas H. Dye by deed of record in Book 3852, Page 272, Register's Office for Davidson County, Tennessee, and the northwest corner of the hereon described tract; thence, with said centerline of Elm Hill Pike, S 66° - 30' E, 84.3' to a nail; thence, S 75° - 40' E, 85.0' to a nail; thence, leaving said centerline, S 14° - 15' W, 169.0' to a corner post in the line of the J. W. Boner estate; thence, with the line of Boner, N 71° - 30' W, 168.2' to an iron pin; thence, N 14° - 00' E, 50.1' to an iron pin; thence, N 67° - 30' W, 46.1' to an iron pipe at the southeast corner of said Thomas H. Dye; thence, with the east line of Thomas H. Dye, N 35° - 30' E, 120.12' to the beginning and containing 0.7 acres, more or less.

Being the same property conveyed to Rufie Poteete and wife, Elizabeth Poteete (now Elizabeth M. Maxwell) by deed from J. W. Boner and wife, Ollie Boner of record in Book 1944, Page 485, Register's Office for Davidson County, Tennessee. The said Rufie Poteete having died on November 8, 1973.

The taxes for the current year are to be prorated as of date of deed.

Woodrow W. Maxwell joins in this conveyance for the purpose of relinquishing and waiving any rights that he may have in and to said property, including marital rights or otherwise.

unimproved ( )
This is improved (X) property, known as 3279 Elm Hill Pike (House Number) (Street)
Nashville, TN 37214 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of July, 19 79.

Elizabeth M. Maxwell
ELIZABETH M. MAXWELL

Woodrow W. Maxwell
WOODROW W. MAXWELL

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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 Elizabeth M. Maxwell et vir, Woodrow W. Maxwell

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 Hermitage, Tennessee, this 16th day of July, 19 79.

My commission expires 10-17-82 Notary Public C. Alan Lancaster

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sam Robert Swoner

Sworn to and subscribed before me
this 16th day of July, 19 79.

My commission expires 10-17-82 Notary Public C. Alan Lancaster

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076
Name Address

WARRANTY DEED

FROM

ELIZABETH M. MAXWELL
(formerly ELIZABETH POTEETE)

TO

SAM ROBERT SWONER and wife,
PAMELA MARLEAN SWONER

F. 4 0 5 1 4

IDENTIF. REFERENCE

JUL 17 1 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18000.00- CO	
			46.80 CO TX	
			.50 PRFE	
			6.00 WDED	
			CHECK	53.30-
6980A	07/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40514
FDT Ref.
Jul 17 '79
1:57 PM
Felix Z. Wilson II Reg
Davidson Cty, TN

No. 697704