FORM NO. WD-1

BOOK 5545 PAGE 461

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,228.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1979.

Notary Public

MY COMMISSION EXPIRES: March 15, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBERT L. TRENTHAM, 24th Floor, L & C Tower, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Swagler, et ux (NAME)	Same (NAME)	109/212
196 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37013 (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, I, ROBERT J. BALTZ, JR., TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD F. SWAGLER and wife, NANCY S. SWAGLER

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 a 5.06, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed in Book 4957, Page 957, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the westerly margin of Old Hickory Boulevard, said point further described as being the southeast corner of the F. A. McIntire, Sr. property as of record in Book 3846, Page 986, Register's Office of Davidson County, Tennessee; thence running with said westerly margin of Old Hickory Boulevard south 4 degrees 19 minutes 57 seconds east a distance of 258 feet to a point, thence leaving said Old Hickory Boulevard and running north 82 degrees 57 minutes 01 seconds west a distance of 888.92 feet to a point on the easterly property line of the United States Government property; thence running with said United States Government property line north 3 degrees 13 minutes 01 seconds east a distance of 253.48 feet to a point; thence leaving said easterly line of United States Government property and running with the southerly line of the F.A. McIntire, Sr. property as of record in Book 3224, Page 307, Register's Office of Davidson County, Tennessee and the F.A. McIntire, Sr. property as of record in Book 3846, Page 986, Register's Office of Davidson County, Tennessee, south 82 degrees 57 minutes 01 seconds east a distance of 854.95 feet to the point of beginning, containing 5.06, more or less, acres.

BEING a portion of the same property conveyed to Robert J. Baltz, Jr., Trustee, by Quitclaim Deed from G. H. Christianson, Trustee as of record in Book 5371, Page 621, Register's Office of Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lot #5, Cook's Landing Estates, Nashville, TN.
(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 my hand this 19th day of October, 1979

ROBERT J. BALTZ, JR., TRUSTEE

STATE OF TENNESSEE
Davidson County

BOOK 5545 PAGE 462

Personally appeared before me, R. Chancellor Allen, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., TRUSTEE,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October 19 79

Commission expires March 15, 1981

R. Chancellor Allen
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
ROBERT J. BALTZ, JR., TRUSTEE

TO
DONALD F. SWAGLER and wife,
NANCY S. SWAGLER

F 68687

IDENTIF. REFERENCE

DEC 18 3 32 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/18 56.42 CHECK

0627

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

BOOK 5545 PAGE 463

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			19266.00- CO	
			49.92 CO TX	
			.50 PRFEE	
			6.00 MOEED	
			CHECK 56.42-	
2627A12/18/79			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68687

IDENTIFICATION REFERENCE

DEC 18 3 32 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 732299