4885 12/29 112.58- CHECK

BOOK 5834 PAGE 671

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 1981.

Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay Street, Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Allen Swab (NAME)	Tennessee Housing Development Agency (NAME)	148-8-169
4712 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	706 Church Street, Doctors Bldg. (STREET ADDRESS)	2DU 68841
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (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 S. BULL, JR., and wife, ROSA J. BULL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH ALLEN SWAB

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, being Lot No. 3 on the plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office for said County.

SAID Lot No. 3 fronts 69.40 feet on the northwesterly margin of Terragon Trail and extends back 115.36 feet on the northeasterly line and 112.83 feet on the southwesterly line to a line in the rear, measuring 75.46 feet thereon.

BEING the same property conveyed to James S. Bull, Jr., and wife, Rosa J. Bull by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5342, page 769, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 5342, page 771, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This conveyance is subject to restrictive covenants of record in Book 5179, page 214, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 4712 Terragon Trail, Nashville, Tennessee
(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 22nd day of December, 1981

James S. Bull, Jr.

Rosa J. Bull

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES S. BULL, JR., and wife, ROSA J. BULL

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 22 day of December 1981.

Commission expires Oct. 15, 1983

[signature]
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 S. BULL, JR., ET UX

TO

JOSEPH ALLEN SWAB

G 7341

RUSH

IDENTIF. REFERENCE

DEC 29 10 50 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			40800.00- CO	
			106.08 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	112.58-
4885A	12/29/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 3 4 1' 1-

IDENTIF. REFERENCE

DEC 29 10 50 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859726