RE0025.K.2

SS 23224

FORM 3897—S 5—79

Map 149-8
Parcel 44

SPECIAL WARRANTY DEED

(improved) 327 Rural Hill Rd., Nashville, Tn.

KNOW ALL MEN BY THESE PRESENTS:

BOOK 5838 PAGE 281

THAT REPROCO, INC., a Delaware corporation,

Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto JAMES RAYMOND SWONER
120 Pin Hook Road
Antioch, Tennessee 37013
of , Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

A tract of land in the 2nd Civil District of said County, and being a part of a tract marked "Reserved for Commercial", at the northwest corner of Murfreesboro Pike and Rural Hill Road as shown on the Plan of Dorhill Acres, Section Two, as of record in Book 2331, page 144, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., & Co., dated January 27, 1965, as follows:

BEGINNING at a concrete monument on the northeasterly side of Murfreesboro Pike at the beginning of a curve into Rural Hill Road; thence with Murfreesboro Pike, north 41° 36' west 130 feet; thence leaving the Pike, north 48° 24' east 150 feet; thence south 41° 36' east 150 feet to the northerly margin of Rural Hill Road; thence with said Road, south 48° 24' west 130 feet to a monument at the beginning of a curve; thence around the curve in a southwesterly direction 31.42 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from Phillips Petroleum Company as of record in Book 4263, page 756 , said Register's Office.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, his successors, heirs and assigns forever.

SIGNED AND DELIVERED this 7th day of December, 1981.

WITNESSES:

Jacquelyn Jackson

Shirley Riley

REPROCO, INC.

By _____
Vice President

ATTEST _____
Assistant Secretary

REPROCO, INC. CORPORATE SEAL 1963 DELAWARE

This instrument prepared by:
W. J. Ashworth
Phillips Petroleum Company
P. O. Box 4833
Atlanta, GA 30302

81/12 391.50 CHECK

8054

BOOK 5838 PAGE 282

STATE OF OKLAHOMA)
)
COUNTY OF WASHINGTON)

On this 7th day of December, 1981, before me appeared Betty A. Dalrymple and Bertha Zanckrect, to me personally known, who being by me duly sworn did say that they are the Vice President and Assistant Secretary of REPROCO, INC., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Betty A. Dalrymple and Bertha Zanckrect acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of December, 1981.

KATHLEEN M. SCOTT NOTARY PUBLIC IN AND FOR WASHINGTON COUNTY, OKLA. BARTLESVILLE, OKLA.

Kathleen M. Scott
Notary Public

My commission expires:
June 28, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, is $ 115,000.00.

Subscribed and sworn to before me, this the 6th day of January, 1982.

Cydney Allingham
Affiant

My commission expires: Jan 23, 1984
(Affix Seal)

Notary Public

Send Tax Bills To: New Owner
James Raymond Swoner
(Name)
3912 Nolensville Rd.
(Street Address)
Nashville, Tn. 37211
(City) (Zone) (State)

G 7 4 3 4 6

IDENTIF. REFERENCE

JAN 6 1 17 PM '82

FELIX E. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5838 PAGE 283

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
			75[illegible].00- CO	
			196.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 201.50-	
			6054AC1/06/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 3 4 6

IDENTIF. REFERENCE

JAN 6 1 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860845