WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FRANK M. NEWMAN, Atty., Donelson, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah S. McNeal	SAME	Map 44
(NAME:)	(NAME:)	
1011 Merritt Street		Par 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		4D
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

CHECK

WHEREAS, J.E. SWINEA and EVELYN SWINEA, were by deed of record in Book 1879, page 118 in the Register's Office for Davidson County, Tennessee, the owners, as tenants by the entireties, of the hereinafter described property and the said J.E. SWINEA having since died; and

WHEREAS, the said EVELYN SWINEA married JOHN BARDILL, who has since died; and

WHEREAS, EVELYN SWINEA BARDILL, conveyed a one-half undivided interest in and to said property to SARAH S. McNEAL by deed of record in Book 5667, page 309 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said EVELYN SWINEA BARDILL died on June 26, 1981, survived by her daughter, SARAH SWINEA McNEAL, by her son, EDWARD MERLE SWINEA, by her daughter, DOROTHY SWINEA WARREN, by her son, HAROLD FRANKLIN SWINEA, and by two grandchildren, DAVID ALLEN LITTRELL and STEPHEN MICHAEL LITTRELL, the children of FRANCIS SWINEA LITTRELL (deceased) and husband, CLARENCE A. LITTRELL; and

WHEREAS, the parties desire to vest title to said property in SARAH S. McNEAL;

Now, therefore, for and in consideration of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, EDWARD MERLE SWINEA and wife, LOUISE SWINEA, DOROTHY SWINEA WARREN and husband, G.C. WARREN, HAROLD FRANKLIN SWINEA and wife, MARILYN SWINEA, DAVID ALLEN LITTRELL, STEPHEN MICHAEL LITTRELL, and CLARENCE A. LITTRELL have bargained and sold and by these presents do transfer and convey unto SARAH S. McNEAL, her heirs and assigns, a one-half undivided certain tract and parcel of land in Davidson County, Tennessee described as follows, to-wit:

> A one-half undivided interest in and to certain real estate in Davidson County, Tennessee, described as follows:
>
> Being Lot No. 122 on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, located in the Fourth Civil District of Davidson County, Tennessee as shown on the Plan

thereof as of record in Book 1424, page 91, Register's Office for Davidson County, Tennessee; said property is located on the northeast corner of the intersection of Merritt and Eleventh Streets and contains 0.31 acres, more or less.

Being the same property conveyed to J.E. Swinea and Evelyn Swinea (both deceased) of record in Book 1879, page 118, in the Register's Office for Davidson County, Tennessee.

This property is improved and known as 1011 (1009) Merritt Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said Tract and parcel of land with the appurtenances, estate, title and interest thereto belonging to the said SARAH S. McNEAL, her heirs and assigns forever. And we do covenant with the said SARAH S. McNEAL that we are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same is unencumbered. And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title of said land to the said SARAH S. McNEAL, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of December, 1981.

Edward M. Swinea
EDWARD MERLE SWINEA

David Allen Littrell
DAVID ALLEN LITTRELL

Louise Swinea
LOUISE SWINEA

Stephen M Littrell
STEPHEN MICHAEL LITTRELL

Dorothy Swinea Warren
DOROTHY SWINEA WARREN

Clarence A Littrell
CLARENCE A. LITTRELL

G C Warren
G.C. WARREN

Harold Franklin Swinea
HAROLD FRANKLIN SWINEA

Marilyn H. Swinea
MARILYN SWINEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8400
Sarah S McNeal
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1982
Deputy Register

RUSH

IDENTIFICATION REFERENCE

MAR 22 11 59 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G 8.4 0 6 4

STATE OF TENNESSEE) Edward M. Swinea
)
COUNTY OF DAVIDSON) Louise Swinea

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD MERLE SWINEA and wife, LOUISE SWINEA, the bargainors, 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 23 day of December, 1981.

My Commission Expires: 10-17-82

JoAnn Foster
NOTARY PUBLIC

STATE OF TENNESSEE) Dorothy Swinea Warren
)
COUNTY OF DAVIDSON) G C Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY SWINEA WARREN and husband, G.C. WARREN, the bargainors, 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 16 day of December, 1981.

My Commission Expires: 10-17-82

JoAnn Foster
NOTARY PUBLIC

STATE OF TENNESSEE) Harold Franklin Swinea
)
COUNTY OF DAVIDSON) Marilyn H. Swinea

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD FRANKLIN SWINEA and wife, MARILYN SWINEA, the bargainors, 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 16 day of December, 1981.

My Commission Expires: 10-17-82

JoAnn Foster
NOTARY PUBLIC

STATE OF TENNESSEE) David Allen Littrell
)
COUNTY OF DAVIDSON) Stephen M Littrell
Clarence A Littrell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID ALLEN LITTRELL, STEPHEN MICHAEL LITTRELL, and CLARENCE A. LITTRELL, the bargainors, 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 16 day of December, 1981.

My Commission Expires: 10-17-82

JoAnn Foster
NOTARY PUBLIC

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

BOOK 5864 PAGE 234

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

B40[illegible]- CO
81.34 CO TX
.50 PRFEE
5.00 MDEED
CHECK 31.34-
8020A03/2L/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8.40.64

IDENTIF. T JEFFREVICE

MAR 22 11 50 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 872329