#3050

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6263 PAGE 445

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Thomas J. Swagler, Jr. (NAME)	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TULLAHOMA, TENNESSEE (NAME)	Map 145-7 & M-145-8
5040 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	P- 16, P-125
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FB# OH-11858 & 11860

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, PAUL R. SOHMER a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. SWAGLER, JR. a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lots Nos. 22 and 23 on the Plan of Villa Estates as of record in Plat Book 3600, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul R. Sohmer by deeds from Rolf Nutten of record in Book 5899, page 840, and Book 5902, page 294, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 3829, page 772; (3) Easements in Book 4861, page 970; and (4) All matters appearing on the Plan of record in Plat Book 3600, page 66, said Register's Office.

FELIX Z. ZELLER III REGISTER
DAVIDSON COUNTY, TN
APR 3 3 02 PM '84

IDENTIF. REFERENCE

113194

This is improved (XX) unimproved ( ) property, known as 5030 & 5040 Villa Crest Drive Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 19 84.

Paul R. Sohmer

PAUL R. SOHMER

04-13

5672

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6263 PAGE 446

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL R. SOHMER a single man

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, this 30th day of March, 19 84.

My commission expires 1/20/85 Notary Public

** or proven to me on the basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ self to be ____ of the ____ the within named bargainor, a corporation, and that as such ____, 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 ____.

Witness my hand and official seal, at ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 84.

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PAUL R. SOHMER

TO THOMAS J. SWAGLER, JR.

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6263 PAGE 447

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

163500.00- CAMT.
425.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 431.60-
5672A04/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 3 1 9 4

IDENTIF. REFERENCE

APR 3 3 02 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25520