BOOK 6603 PAGE 816

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Mary D. Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 85

James W. Stinnett Jr.
Notary Public

MY COMMISSION EXPIRES: 10-25-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY File No. 1794

STINNETT, WILKINSON & WILSON, Attorneys, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Swafford, Jr. et ux (NAME) | Same (NAME) | Map 23 |
| Route 1, Box 163-G (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 57.00 |
| Charlotte, TN 37036 (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, WE I, Mildred M. Farmer, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Swafford, Jr. and wife, Mary Swafford

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 in the 14th, formerly 24th Civil District of said County, fronting on the westerly side of the New Clarksville Highway, State Highway No. 112, being a part of a certain tract conveyed to Fleetwood Clark Fesmire, by deed from C. C. Ellis and wife, containing by survey 3 acres and 57 poles, bounded on the southerly and westerly boundary by the Old Clarksville Pike and on the easterly side of the New Clarksville Highway, being a triangular tract and described according to a survey made by C. J. Carney, Surveyor, dated June 20, 1959, as follows: BEGINNING at an iron pin in the center of Old Clarksville Pike now called Old Eatons Creek Road on said survey; running thence North 86° East 68 feet to an iron pin in the westerly margin of the New Clarksville Highway, State Highway No. 112; thence with the westerly margin of said Highway as follows: South 23° East 132 feet; South 28° East 200 feet; South 34° East 200 feet; South 40° East 200 feet; South 45° East 145 feet to an iron pin; thence leaving said Highway, South 30° 30' West 82.5 feet to an iron pin in Old Eatons Creek Road; thence with said Road, North 62° 30' West 596.4 feet to an iron pin in the center of said road; thence with the center of said road, North 1° 30' East 511.5 feet to the beginning, containing 3.91 acres, more or less.

BEING the same property conveyed to Andrew W. Farmer and wife, Mildred M. Farmer, by deed from Ethel Greer, of record in Book 4316, page 821, Register's Office for Davidson County, Tennessee. Andrew W. Farmer is deceased, and the undersigned, Mildred M. Farmer acquired the entire fee as surviving tenant by the entirety.

As a part of the consideration for this conveyance is the return and cancellation of a note in the sum of $28,596.71, payable to the order of William Swafford, Jr. and wife, Mary Swafford, and more particularly described in a Deed of Trust of record in Book 5926, page 302, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (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 10th day of July, 1985.

Mildred M. Farmer

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STATE OF TENNESSEE
Cheatham County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred M. Farmer, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 10th day of July, 1985

Commission expires 10-25-88

James W. Stennett Jr.
Notary Public

STATE OF TENNESSEE
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

MILDRED M. FARMER, a widow

TO

WILLIAM SWAFFORD, JR. et ux

J 1 9 6 1 8

IDENTIF. REFERENCE

JUL 11 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

28000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
6661A07/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 11 9 18

IDENTIF. REFERENCE T

JUL 11 10 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152891