Map 12
Par. 00 P/O R.R. Prop.
M.M.

Hend.-183-LD
24KC0724851 29

THIS DEED, made this 10th day of September, 19 85, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; PATRICIA FAYE SWIFT, whose mailing address is 105B Fannin Drive, Goodlettsville, Tennessee 37072, hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee, under the First and Refunding Mortgage dated August 1, 1921, made by the former Louisville and Nashville Railroad Company, to which the Seaboard System Railroad, Inc., is successor by merger, hereinafter called "Trustee".

BOOK 6672 PAGE 646

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of SEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($7,200.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee that certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the south right of way of the Seaboard System Railroad and the southwesterly right of way of Old Dickerson Pike, the northeast corner of this tract and continuing with the southwest right of way of Old Dickerson Pike as follows: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing of S 22°50'11" E, 62.14 feet to an iron pin; thence S 31°45'19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman having a deed reference in Deed Book 5000, Page 617, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to J. T. Leeman as follows, S 63°03'16" W, 203.69 feet to an iron pin; thence N 61°05'14" W, with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, Page 180, Register's Office for Davidson County, Tennessee; thence N 26°09'22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point being located 100.00 feet at a 90° angle from the center line of the main track of the Seaboard System Railroad; thence S 61°37'30" E, parallel with and 100.00 feet at a right angle from the center line of the main track, 1,212.81 feet in all to the point of beginning, containing 7.78 acres as surveyed by Kessinger & Shepard, dated June 19, 1985; being the same property acquired from G. L. Newbern by the Louisville and Nashville Railroad Company by deed dated September 4, 1902, recorded in Book 278, Page 269, Public Records of Davidson County, Tennessee.

The above described tract of land may be found on Property Map 12, Tax Assessor's Office for Davidson County, Tennessee.

This instrument was prepared by
William C. Rainey
Attorney
500 Water Street, Jacksonville, Fla.,

Buyer's Copy
Patricia Faye Swift
105 B. Fannin Dr.
Goodlettsville, Tenn.

and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, Page 495, and name of the surviving company changed to Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, Page 498, Public Records of Davidson County, Tennessee.

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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD the said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record, or apparent from an inspection of the premises.

Except as to the matters referred to in the preceding paragraphs, the Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

The recitals of fact made hereinabove are to be taken only as recitals made by Grantor and not by Trustee.

The property hereinabove conveyed is subject to the lien of the First and Refunding Mortgage made by the former Louisville and Nashville Railroad Company, dated as of August 1, 1921, as supplemented and modified, under which mortgage United States Trust Company of New York is Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Ten thereof.

IN WITNESS WHEREOF, the Grantor and Trustee have hereunto subscribed their names, this the day and year first above written.

APPROVED AS TO FORM SBD. LAW DEPT.

Signed, sealed and delivered in the presence of:

Betty D. Jones

Paul H. Huffman

SEABOARD SYSTEM RAILROAD, INC.

By J. F. Ruggles
Vice President

Attest Grace K. Edel
Assistant Secretary

Signed, sealed and delivered in the presence of:

Paul Gooch

Deborah Perez

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid.

By G. Bowne Stiles
Vice President

Attest [illegible]
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Oct 1985.

Deputy Register

10/03 31.22- [illegible]

2083

TENNESSEE FORM (C)

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

BOOK 6672 PAGE 648

Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice & Diane J. Kidd with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary of Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that They as such Vice President and Assistant Secretary. executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. T. Rice as Vice President and attesting the same by the said Diane J. Kidd as Assistant Secretary.

Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 10th day of September, 19 85.

Angelia C. Goodell
Notary Public

ANGELIA C GOODELL NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 15, 1987
Bonded Thru Patterson-Becht Agency

IDENTIFICATION REFERENCE

OCT 3 11 40 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

41546

U.S. TRUST COMPANY OF NEW YORK FORM

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before me, Mason Snyder BOOK 6672 PAGE 649, a Notary Public of the State and County aforesaid, George Boswell and Robert Spiers with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the ~~Assistant~~ Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such ~~Assistant~~ Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by George Boswell, as its ~~Assistant~~ Vice President and attesting the same by Robert Spiers, as its Assistant Secretary, and affixing the corporate seal thereto.

Witness my hand and seal at office in New York N.Y., this 16th day of September, 1985.

My commission expires _____.

Mason Snyder
Notary Public

MASON E. SNYDER
Notary Public, State of New York
o. 48-22503
Qualified in New York County
Commission Expires March 30, 1986

(Notarial Seal)

SON E. SNYDER
NOTARY
PUBLIC
STATE OF NEW YORK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6672 PAGE 650

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
			7200.00- CAMT.	
			18.72 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 31.22-	
			3083A10/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41546

IDENTIFICATION REFERENCE

Oct 3 11 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178645