THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6676 PAGE 821

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randal Gene Swinehart	Same as new owner	Map 7-15
228 Saunders Ferry Rd,Apt J142		Parcel 47
Hendersonville, TN. 37075		10D-23895

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said RANDAL GENE SWINEHART and wife, TESSA H. SWINEHART hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 118 on the Plan of Grizzard Manor, Section 5, of record in Book 4675, page 163, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Goodlettsville Development Company General Partnership, by deed from Kenneth R. Keith and wife, Kathy G. Keith, of record in Book 6430, page 472, Register's Office, Davidson County, Tennessee.

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 the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

IDENTIFICATION REFERENCE 4 2 7 1 2

OCT 8 9 36 AM '85
KELLY Z. WILSON IV REGISTER
DAVIDSON COUNTY, TN

1) 1985 State and County taxes prorated between the parties and paid in full.

2) Restrictions filed for record in Book 4875, page 228, said Register's Office.

3) The Plan of record in Book 4675, page 163, said Register's Office, shows Owner's Certificate, 40 foot setback line from Graceland Drive, 10 foot easement for utility and drainage along the northerly line, a 2.5x30 foot utility anchor easement located at the southwesterly corner of said lot, and locates a TVA power line easement located along the rear line shown on said plat.

And the GRANTOR, does further covenant and bind itself, its successors 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.

WITNESS our hands on the day and date acknowledged below, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP

RON FILSON, partner

W. C. MONCRIEF, JR., partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RON FILSON , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner in GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal this the 31st day of October, 1985.

NOTARY PUBLIC

My Commission Expires: 1/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. C. MONCRIEF, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner in GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal this the 3rd day of October, 1985.

Sarah Cuthrell
NOTARY PUBLIC

My Commission Expires: 1/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

W. C. Moncrief Jr.
Affiant

Sworn to and subscribed before me, this the 3rd day of October, 1985.

Sarah Cuthrell
NOTARY PUBLIC

My Commission Expires: 1/19/86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6676 PAGE 824

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

9000.00- CAMT.
23.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 32.90-
4458A 10/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42712

IDENTIFICATION REFERENCE

OCT 8 9 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179987