This instrument prepared by: Ballew/Freeman, Attorneys 333 ~~Gallatin Rd~~, Madison, Tennessee 37115 Mail

WARRANTY DEED

Atty

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa D. Mowery	Wachovia Mortgage Company	32-9
(NAME) PO Box 35	(NAME) P.O. Box 3174	1
(STREET ADDRESS OR ROUTE NUMBER) Gallatin TN 37189	(STREET ADDRESS) Winston-Salem, N.C. 27102	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to Commerce Union Bank in the original principal amount of $48,150.00, and secured by a deed of trust of record in Book 5993, page 636, Register's Office for Davidson County, Tennessee.

BOOK 6698 PAGE 838

RONALD L. SWINEHART, SR. AND WIFE, VICKI M. SWINEHART

have this day bargained and sold, and do hereby transfer and convey unto the said

MELISSA D. MOWERY

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 136 on the Plan of TIMBERTRAIL SUBDIVISION, SECTION TWO, of record in Book 5200, page 33 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Ronald L. Swinehart, Sr. and wife, Vicki M. Swinehart by deed from Radnor Homes, Inc., of record in Book 5993, page 633, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,002.42

Subscribed and sworn to before me, this the 18 day of Oct 19 85

Affiant

My commission expires: 3-8-88 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 1512 Fall Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said STATE

MELISSA D. MOWERY

her *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Except for 1985 taxes and above deed of trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MELISSA D. MOWERY, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18 *day of* Oct, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RONALD L. SWINEHART, SR.

VICKI M. SWINEHART

BOOK G698 PAGE 839

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ronald L. Swinehart, Sr. and wife, Vicki M. Swinehart

(or proved to me on the basis of satisfactory evidence),

*the within named bargainor*s*, 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 Madison, *Tennessee this* 18 *day of* Oct, *19*85

Commission expires 3-8-89

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

WARRANTY DEED

FROM

Ronald L. Swinehart, Sr. et ux

TO

Melissa D. Mowery

G50264

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
FELIX Z. HELTON II

OCT 22 3 02 PM '85

IDENTIFI REFERENCE

4 6 4 9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6688 PAGE 840

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58002.42- CAMT. 150.80 CSTAX .50 PRFEE 6.00 WDEED CHECK 157.30- 8942A10/22/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46449

IDENTIFICATION REFERENCE

Oct 22 3 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184361