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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
D. W. Carter, ETAL 2308 Williamson Rd Goodlettsville, Tn. 37072	Same as new owner	Map 12 Parcel 00

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, PATRICIA FAYE SWIFT, joined by her husband, HERSHAL GLENN SWIFT, hereinafter referred to as the "GRANTORS", has bargained and sold, and by these presents does transfer and convey unto the said D. W. CARTER and FRANK WALDEN, 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:

A 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 located 100.00 feet at a 50° angle from the center line of the main tract 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 bound on Property Map 12, Tax Assessors Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Faye Swift, by deed from Seaboard System Railroad, Inc., a Virginia corporation, of record in Book 6672, page 648, 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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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:

1. 1985 real property taxes to be prorated between the parties on or before February 15, 1986.

2. Health letter issued by the Metropolitan Health Department pertaining to sewage soil absorption system on the land in question, of record in Book 6674, page 508, said Regsiter's Office.

3. Any portion of the above described property within the bounds of any roads, highways, easements or rights-of-way.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

Hershal Glenn Swift, spouse of Patricia Faye Swift, joins in this conveyance to convey any and all right, title or interest he may have marital or otherwise.

WITNESS my hand on this the 29th day of October, 1985.

Patricia Faye Swift
PATRICIA FAYE SWIFT

Hershal Glenn Swift
HERSHAL GLENN SWIFT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA FAYE SWIFT, ~~xxsingexwoman,~~ the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th day of October, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,000.00.

D.W. Carter
Affiant

Sworn to and subscribed before me, this the 28th day of October, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named HERSHAL GLENN SWIFT, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th day of October, 1985.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

4 9 0 4 3

IDENTIFICATION REFERENCE

Oct 31 8 54 AM '85

FELIX A. ELDER, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6696 PAGE 950

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
			1900.00- CMRT,	
			49.40 CSTAX	
			.50 MSTAX	
	VD		.50- MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	59.90-
		1983A10/31/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49049

IDENTIFICATION REFERENCE

OCT 31 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 187301