MAP-PARCEL 136-07-0

This Instrument Prepared By:
William Carter Conway
Attorney at Law
Suite 201, 110 Third Avenue North
Franklin, Tennessee 37064

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, and other good and valuable consideration, paid in cash, the receipt of which is hereby acknowledged and the assumption by the Grantee as part of the consideration of this conveyance, a certain note and Deed of Trust made by and between JAMES D. SWORDS and wife, CICELY R. SWORDS, and UNION NATIONAL BANK OF LITTLE ROCK, successor and interest to Capital Mortgage Corporation dated April 27, 1983 of record in Book 6051, Page 132, Register's Office of Davidson County, Tennessee, for the principal sum of Sixty Thousand ($60,000.00) Dollars, with a balance remaining unpaid in the amount of Fifty Nine Thousand Four Hundred Seventeen and 98/100 ($59,417.98) which sum with interest thereon from the date of April 27, 1983 remains unpaid and the Grantee hereby agrees to assume and pay the same as part of the consideration of this conveyance.

We, the Grantors, JAMES D. SWORDS and wife, CICELY R. SWORDS, have bargained and sold and do hereby transfer and convey unto the Grantee JAMES R. McCLURE, his heirs and assigns forever, the following described tract or parcel of land, being Map 136, Parcel 7, Davidson County, Tennessee, being further described as follows:

> Land in Davidson County, Tennessee being Lot No. 283 on the Plan of Priest Lake Park, Section 5, as of record in Book 4460, Pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 4698, Page 969, said Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to an easement for drainage and utility, anchor easements and building lines of record in Plat Book 4460, Pages 174, 175 and 176, said Register's Office.
>
> BEING the same property conveyed to James D. Swords and wife, Cicely R. Swords, by Deed of record in Book 6051, Page 129, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, JAMES R. McCLURE, his heirs and assigns forever.

WE COVENANT with the said Grantee that we are lawfully seized of said land, having a good right to convey it and that it is unencumbered except as follows:

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1. A Deed of Trust hereinabove set forth.

2. State and County taxes for the year 1985 which shall be assumed by the Grantee and paid when due.

3. Applicable building, zoning, health and subdivision regulations.

WE, do further covenant and bind ourselves, our heirs and assigns and representatives to warrant and forever defend the title to the said property to the Grantee, JAMES R. McCLURE, his heirs and assigns forver, against the lawful claims of all persons, whomsoever.

POSSESSION of the premises will be given date of Deed.

JAMES R. McCLURE, joins into this conveyance for the purpose of consenting to the assumption and payment of the Deed of Trust hereinabove described.

WITNESS our hands on this the 24 day of October, 1985.

James R. McClure, Grantee

James D. Swords, Grantor

Cicely R. Swords, Grantor

STATE OF NEW JERSEY §
COUNTY OF Middlesex §

Personally appeared before me, a Notary Public, in and for said County and State, the within named James D. Swords and wife, Cicely R. Swords, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the annexed instrument for the purposes therein contained.

WITNESS my hand and official seal at 205 Chapel Plaza, New Jersey, on this the 24 day of October, 1985.

BARBARA L. LERRO
Notary Public of New Jersey
My Commission Expires June 17,

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Personally appeared before me, a Notary Public, in and for said County and State, the within named James R. McClure, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the annexed instrument for the purposes therein contained.

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WITNESS my hand and official seal at Franklin, Tennessee, on this the 21st day of October, 1985.

NOTARY PUBLIC

My Commission Expires:
7/14/87

STATE OF NEW JERSEY §

COUNTY OF §

The actual consideration for this transfer or value of the property being transferred, whichever is greater is $83,000.00.

Affiant
Cicely R. Swords

SWORN to and subscribed before me on this the 24 day of October, 1985.

NOTARY PUBLIC

My Commission Expires:
BARBARA L. LERRO
Notary Public of New Jersey
My Commission Expires June 17, 1987

SEND TAX BILLS TO:
James R. McClure
P.O. Box 349
Brentwood, TN 37027

55501

IDENTIFICATION REFERENCE

Nov 25 9 23 AM '85

FELIX Z. WILSON 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	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

830[illegible].00- CAPIT.
215.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 225.50-
9665A11/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55501

IDENTIFICATION REFERENCE

Nov 25 9 23 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 194801