10D-23895
Map 7-15-47

Send Tax Bills To:
mail Farmers Bank
P.O. Box B
White House Tenn 37188

Thomas Tyree
Route 1, Box 295
Cross Plains, Tn. 37049

PREPARED BY
CHARLES H. BEATY
ATTORNEY AT LAW
665 NASHVILLE PIKE
P. O. BOX 1243
GALLATIN, TENNESSEE 37066

BOOK 6860 PAGE 53

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, RANDAL GENE SWINEHART AND WIFE, TESSA H. SWINEHART, have this day bargained and sold and by these present do hereby transfer and convey unto THOMAS TYREE and JACKIE TYREE, as Tenants In Common, their heirs and assigns, forever, the following described tract or land situated in the 10th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEING Lot 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 property conveyed to Randal Gene Swinehart and wife, Tessa H. Swinehart by deed from Goodlettsville Development Company General Partnership, of record in Book 6676, Page 821, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT:

1. 1986 State and County taxes.

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 ft. easement for utility and drainage along the northerly line, a 2.5x30 ft. 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 WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF we have hereunto set our hands this the 24th day of April, 1986.

Randal G. Swinehart
RANDAL GENE SWINEHART

Tessa H. Swinehart
TESSA H. SWINEHART

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, RANDAL GENE SWINEHART AND WIFE, TESSA H. SWINEHART, 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 White House, Tennessee, this the 24th day of April, 1986.

Barbara Smith
NOTARY PUBLIC

My Commission Expires: 10/1/89

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer is $ 15,000.00 .

Thomas Turner
AFFIANT

SUBSCRIBED and sworn to before me this the 24th day of April, 1986.

Tammy Wilkins
NOTARY PUBLIC

My Commission Expires: 9/23/89

0 1 8 5 5

IDENTIFICATION REFERENCE

MAY 19 11 08 AM '86

FELIX Z. WILLIAMS III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6860 PAGE 55

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
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
531*A05/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01855

IDENTIFICATION/REFERENCE

MAY 19 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249106