This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

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WARRANTY DEED

Address new owner as:
Joseph L. Swift et ux.
10917 McBride Lane
Knoxville, Tennessee 37932

Send tax bills to:
Same

Map-Parcel 34-10-27

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rager Heating and Air Conditioning, Inc., a Tennessee corporation, has this day bargained and sold, and hereby transfers and conveys to Joseph L. Swift and wife, Beverly B. Swift, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> BEGINNING at an existing monument at the intersection of the east margin of Burns Avenue and north margin of Shakespeare Avenue, the southwest corner of Block "C" of the Plat of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee; thence along the said east margin of Burns Avenue North 3° 01' 13" West 117.50 feet to an iron pin in the center line of a 15-foot alley closed by Metro Council Bill No. 69-867; thence along the said center line North 86° 58' 47" East 250.00 feet to an iron pin in the west line of the Junior Achievement of Nashville, Inc. property as of record in Deed Book 5363, page 463, said Register's Office; thence along said Junior Achievement Properties west line South 3° 01' 13" East 117.50 feet to an existing monument in the north margin of Shakespeare Avenue; thence along the said north margin South 86° 58' 47" West 250.00 feet to the point of beginning, containing 29,375 square feet (0.67 acres) more or less.
>
> BEING the same property conveyed to Rager Heating and Air Conditioning, Inc., a Tennessee corporation, by deed from Bobby E. Rager and Julian D. Stone, d/b/a/ Amqui Company, a partnership, of record in Deed Book 5689, page 975, Register's Office for said county.
>
> TOGETHER with the window blinds, burglar alarm, telephone system, all built-ins and the refrigerator located in the building on said property, but excluding the radio base station and antenna located thereon.

This is improved property known as 301 Shakespeare Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. Swift and wife, Beverly B. Swift, their heirs and assigns, forever.

And, Rager Heating and Air Conditioning, Inc., covenants with the said Joseph L. Swift and wife, Beverly B. Swift, that it is lawfully seized and

possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered.

And Rager Heating and Air Conditioning, Inc., further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Joseph L. Swift aknd wife, Beverly B. Swift, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Rager Heating and Air Conditioning, Inc., has caused its name to be affixed hereto by its duly authorized officers, this 27TH day of June, 1986.

RAGER HEATING AND
AIR CONDITIONING, INC.

By: Bobby E Rager
President

Attest:

Julian D. Stone Jr.
Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby E. Rager and Julian Stone, with whom I am personally acquainted, and who on oath, acknowledged themselves to be President and Secretary respectively of the Rager Heating and Air Conditioning, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bobby E. Rager as such President and attesting by the said Julian Stone as such Secretary.

Witness my hand, and official seal at office, in Madison, Tennessee, this 27TH day of June, 1986.

NOTARY PUBLIC

My commission expires:
July 18, 1987

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $245,000.00.

Joseph Z Swift
AFFIANT

Subscribed and sworn to before me, this 27th day of June, 1986.

NOTARY PUBLIC

My commission expires:
July 18, 1987

RAGER/D05
860409

I 5 4 8 0

IDENTIFICATION REFERENCE

JUN 30 9 10 AM '86

FELIX Z. WILSON II 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

245000.00- CONT.
637.00 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 646.50-
1341A06/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15480

IDENTIFICATION REFERENCE

JUN 30 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264790