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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 1986.

Notary Public

MY COMMISSION EXPIRES: Jan. 29, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Annie Meadows Waters 645 Ewing Drive, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Swift et ux (NAME)	James E.Swift (NAME)	59-91
645 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	4163 Bernard Road (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Joelton, TN. 37080 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Annie Meadows Waters widow of L. W. Waters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Swift and wife Mary P. (Pat) Swift

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

Beginning at a point in the center of Ewing Creek Road, being the common corner of Lots 19 and 20 as shown on the unrecorded map showing subdivision of part of Marshall Waters' land described according to a survey made by Erle Drake, Davidson County Surveyor, April 14 and 15, 1936 and from said point of beginning as follows: Thence north 3 3/4 degs. east 388 ft. to the southerly line of a 30 ft. strip shown on said plan as part of Bond 39/100 acre tract, thence with said line north 57 degs. west 20 ft. to a point; thence north 10 degs. west 40 ft. to a point in the center of Ewing Creek; thence with the center of Ewing Creek north 69½ degs. west 202 ft. to a point in the center of Ewing Creek; thence south 3½ degs, west 455 ft.to a point in the center of Ewing Road (said point being the southeast corner of property owned by W. C. Thompson): thence with the center of Ewing Road south 86-¼ degs. east 218.2 ft. to the point of beginning, being all of lot 19 (as shown on plat above referred to) with the exception of a very small portion lying in the northeast corner of said lot No. 19, and containing 2.09 acres more or less, and being the land conveyed by deed to L. W. Waters and wife Annie Meadows Waters in Deed Book 1945, page 273 R.O.D.C. (L. W. Waters is deceased.

This is unimproved ( ) improved (X) property, known as 645 Ewing Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14, day of July, 1986

Annie Meadows Waters

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Annie Meadows Waters

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21 day of July 19 86

Commission expires Jan. 19, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Annie Meadows Waters

(Widow)

TO

James E. Swift ET UX

22705

IDENTIFICATION REFERENCE

Jul 21 11 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

6.00 17.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22705

IDENTIFICATION REFERENCE

JUL 21 11 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273155