This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6957 PAGE 430

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE H. HINTON, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	24
4841 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	59 & 163
Goodlettsville, Tn. 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	p/o 10D 28714 10D 51471

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, WILLIAM R. SWINT and JAMES ANDREW SWINT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE H. HINTON and wife, CHRISTINE A. HINTON

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:

TRACT I: A small tract located on the east side of Brick Church Pike about one mile northeast of Shaw Road, described as follows:

Beginning at a point in the center of Brick Church Pike and thence with the center of said pike South 37° West 105 feet to a point; thence with a county ditch South 42° 30" East 200 feet to a point; thence North 37° East 104 feet to a point; thence North 42° 30" West 200 feet to the point of beginning, containing 0.49 acres, according to a survey by C. J. Carney made on the 10th day of October, 1961.

TRACT II: A small tract of land in the 10th Civil District of Davidson County, Tennessee, located east of Brick Church Pike and adjacent to a 0.49 acre tract previously conveyed to Lou Iris Webb.

Beginning at a point, the southeast corner of the tract previously conveyed to Lou Iris Webb, South 42° 30' East 58 feet to an iron pin; thence North 53° 00' East 132.6 feet to an iron pin on the side of bank, with line of C. H. Phelan; thence with line of Phelan, North 48° 00" West 292 feet to a point in the center of Brick Church Pike; thence South 37° 00' West 5 feet; thence South 42° 30' East 200 feet; thence South 37° 00' West 104 feet to the point of beginning, containing 0.316 acres, according to a survey made by Wayne S. Cooper, Sr., dated March 6, 1971.

unimproved ( )
This is improved (X) property, known as 4841 Brick Church Pike, Goodlettsville, Tn. 37072
(House Number) (Street) (P.O. Address) (City or Town) (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 our hand s this 13th day of August, 19 86

WILLIAM R. SWINT

JAMES ANDREW SWINT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6957 PAGE 431

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Swint and James Andrew Swint

the bargainor S, 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 Goodlettsville, Tennessee, this 13th day of August, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____ _____ Notary Public

Being the same property conveyed to William R. Swint and James Andrew Swint, by deed from Bank of Goodlettsville, of record in Book 6592, page 792, Register's Office for Davidson County, Tennessee.

345777

IDENTIFICATION

Aug 22 2 01 PM '86

REGISTER

3451 08/22 2:0.03- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6957 PAGE 432

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

75600 CO- CAMT.
222.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.38-
3461A08/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34577

IDENTIFICATION

Aug 22 2 01 PM '86

No. 286466