WARRANTY DEED

BOOK 7013 PAGE 449

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Randal G. Swinehart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF October, 1986.

Notary Public

MY COMMISSION EXPIRES October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDAL G. SWINEHART, et ux (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	7-15
2038 Graceland Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	-47
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (Z-P)	10D 23895

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, THOMAS TYREE and JACKIE TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDAL G. SWINEHART and wife, TESSA H. SWINEHART

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:

Being Lot No. 118 on the Plan of Grizzard Manor, Section 5, of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas Tyree and Jackie Tyree, by deed from Randal Gene Swinehart and wife, Tessa H. Swinehart, of record in Book 6860, page 53, Register's Office for Davidson County, Tennessee.

54238

IDENTIFICATION REFERENCE

Oct 20 8 49 AM '86

TESSIE Z. WILCOX, REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved property, known as 2038 Graceland Drive, Goodlettsville, Tennessee 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 hands this 14th day of October, 1986

Thomas Tyree
THOMAS TYREE

Jackie Tyree
JACKIE TYREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Tyree and Jackie Tyree

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 14th day of October, 19 86

Notary Public.

Commission Expires October 19, 1986

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 _____ on this the _____ day of _____, 19 ____

Notary Public

My commission expires _____

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
917 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-1086

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
			0.00- CA1T,	
			246.80 CGTAX	
			.50 PRFE	
			6.00 MDF	
			CHECK	247.30-
			5002A10/20/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

542388

IDENTIFICATION REFERENCE

Oct 20 8 49 AM '86

No. 02001