- mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7020 PAGE 45

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jim Roy Joines 517 Bonny Dr. Madison, Tn. 37115	SAME AS NEW OWNER (MORTGAGEE: Annie Mai L. Tarpley,etal)	Map 12 Pt Par. 15, 57 58 &63

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated May 28, 1986, executed by H. A. Swift and wife, Margaret C. Swift to Homer R. Ayers, Trustee, and payable to the order of Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, in the original principal amount of $25,600.00, of record in Book 6882, page 47, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume in full and hold Grantors harmless from same, We, H. A. SWIFT and wife, MARGARET C. SWIFT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JIM ROY JOINES and wife, JUDY FAYE JOINES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 8 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, (said point being North 74° 08' 09" East 156.34 feet to an iron pin; thence North 74° 41' 02" East 200.70 feet to an iron pin; thence, North 77° 03' 19" East 148.07 feet to an iron pin; thence in an easterly direction on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42° 53' 27" for a distance of 894.57 feet; thence, South 63° 19' 02" East 256.63 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 4° 07' 17" West 616.17 feet to an iron pin; thence, South 89° 22' 38" East 323.99 feet to an iron pin in the Westerly margin of Old Dickerson Pike; thence, with said margin of said Pike South 8° 48' 57" East 520.67 feet to an iron pin; thence, South 9° 40' 33" East 88.09 feet to an iron pin; thence, South 16° 47' 39" East 108.09 feet

to an iron pin; thence, South 37° 20' 19" West 95.12 feet to the northerly margin of Lickton Pike; thence with said margin of said Pike North 69° 46' 29" West 83.92 feet to a point; thence, North 64° 06' 36" West 82.17 feet to a point; thence, North 61° 49' 45" West 221.37 feet to the point of beginning and containing 5.78 acres, more or less.

Being the same property conveyed to H. A. Swift and wife, Margaret C. Swift, by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, of record in Book 6882, page 42, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State & County taxes, prorated between the parties and paid in full.

2. Deed of trust of record in Book 6882, page 47, said Register's Office, and assumed herein.

3. Restrictions of record in Book 6882, page 42, said Register's Office.

4. Easement for right of way for public roads granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

5. Easement for right of way granted to Southern Bell Telephone & Telegraph Co., of recor din Book 1118, page 463, said Register's Office, if applicable.

6. Letter from Metropolitan Government of Nashville and Davidson County, of record in Book 4797, page 445, said Register's Office, if applicable.

And We, the GRANTORS, 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.

WITNESS our hands on this the 23rd day of October, 1986.

H. A. Swift
H. A. SWIFT, Seller

Jim R Joines
JIM ROY JOINES, Buyer

Margaret C. Swift
MARGARET C. SWIFT, Seller

Judy Faye Joines
JUDY FAYE JOINES, Buyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. A. SWIFT and wife, MARGARET C. SWIFT and JIM ROY JOINES and wife, JUDY FAYE JOINES, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of October, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Jim R Joines
Affiant

Sworn to and subscribed before me, this the 23rd day of October, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

IDENTIFICATION REFERENCE

56480

OCT 27 9 35 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 _____

BOOK 7020 PAGE 48

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

35000.00- CAMT.
98.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 107.50-
8352A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56480

IDENTIFICATION REFERENCE

Oct 27 9 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04494