BOOK 7428 PAGE 257

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 87

Notary Public

MY COMMISSION EXPIRES: 11/10/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates One Burton Hills Blvd., S-220, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N & C Properties (NAME)	SAME (NAME)	118-08(Lot 76 & 77
1916 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	084 & 085
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DA-26985 & 06DA-26990

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, Charles A. Swann and Doris C. Swann his wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N & C Properties

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 Nos. 76 & 77 on the Plan of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 77 fronts 55 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley, said Lot No. 77 running back with the northerly margin of Newson Street.

Being the same property conveyed to Charles A. Swann and wife, Doris C. Swann by deed from William H. Todd and wife, Davella Todd of record in Book 4879, Page 277, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

9 1 2 4 6

IDENTIFICATION REFERENCE

DEC 17 10 56 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 2420/2422 Eugenia Avenue, Nashville, TN 37211
(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 their hand s this 15th day of December, 19 87

Charles A. Swann
Charles A. Swann
by Doris C. Swann
Attorney in fact

Doris C. Swann
Doris C. Swann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris C. Swann

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December 19 87

Commission expires 1/10/89

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 (his oath) (himself) upon (their personal oath) acknowledged (themselves) to be the _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris A. Swann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Charles A. Swann as his Attorney in Fact as the free act and deed of the within named Doris A Swann.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 1987.

My Commission Expires:
1/10/89

Notary Public

WARRANTY DEED

FROM Charles A. Swann and wife, Doris C. Swann

TO N & C Properties

MONTGOMERY, CRANFORD, [illegible] HARDEMAN
215 Centen[illegible] E, SUITE 150
BRENTWOOD, TENNESSEE 37027



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 259

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 50000.00
				CON TX 140.00
				PRFEE 0.50
				MDEED 0.60
				TOTAL 141.10
				CHECK 141.10
12/17/87	01	10:58 0001	0718	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 1. 2. 4. 6.

IDENTIFICATION REFERENCE

DEC 17 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VOID
MDEED 0.60
MDEED 6.00
TOTAL 146.50
CHECK 5.40

12/17/87 01 10:59 0001 0719

No. 45904