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STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Pamela Jean Swafford
6771 Owner or Trustee

9.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1988.

Jean H. Finch
Notary Public

MY COMMISSION EXPIRES: 7-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, P. O. Box 125, 106 Frey St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Pearl Swafford et al. (NAME)	Same (NAME)	Map 24 Part
Route 1, Box 163-G (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 16.01
Charlotte, TN 37036 (CITY) (STATE) (P.O. ZIP)	(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, William Swafford, Jr. and wife, Mary Swafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Pearl Swafford and Pamela Jean Swafford

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

Tract No. 1: Land located in the 7th Civil District of Dickson County, Tennessee, described as follows: **BEGINNING** at a point in the center of Danley Road, same being the original northeast corner of the 80 acre tract acquired by Crowders, Inc., by deed of record in Deed Book 101, page 27, Register's Office for Dickson County, Tennessee; thence, with the center of said road, North 80-1/2 degrees West 442 feet and North 58 degrees West 158 feet to a point in the center of said road, corner of an 18.5 acre tract sold to Young; thence, with Young's line, South 42 degrees West 848 feet to a pile of rocks; thence, leaving the Young line and continuing with a wire fence three calls as follows: South 3 degrees West 185 feet; South 87 degrees East 1073 feet; and North 4-1/2 degrees East 694 feet to the point of beginning, **containing 15.8 acres, more or less,** according to survey of H. D. Smith. Being Lot No. 1 of said survey, which is unrecorded.

BEING the same property conveyed to William Swafford, Jr. and wife, Mary Swafford, by deed from Crowders, Inc., of record in Book 103, page 148, Register's Office for Dickson County, Tennessee.

(DESCRIPTION CONTINUED ON ATTACHED SHEET)

unimproved ( )
This is improved ( ) property, known as _____
(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 11th day of April, 1988

William Swafford Jr

Mary Swafford

STATE OF TENNESSEE
Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Swafford, Jr. and wife, Mary Swafford

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 Ashland City, Tennessee, this 11th day of April 19 88

Commission expires 7-24-88

Jean H. Bus
Notary Public

STATE OF TENNESSEE
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

WILLIAM SWAFFORD, JR. and wife,

MARY SWAFFORD

TO

ELIZABETH PEARL SWAFFORD and

PAMELA JEAN SWAFFORD

STATE OF TENNESSEE, DICKSON COUNTY
The foregoing instrument and certificate were noted in Note Book N, Page 291 At 8:00 O'clock A.M. 4-14 1988 and recorded in ____ Book 226, Page 187 State Tax Paid $42.00
Fee .50 Recording Fee 12.00 Total $54.50
Witness my hand
Receipt No. 9991

Register

WARRANTY DEED
FROM: William Swafford, Jr. et ux
TO: Elizabeth Pearl Swafford, et al.

(DESCRIPTION CONTINUED)

Tract No. 2: Land located in the 7th Civil District of Dickson County, Tennessee, described as follows: **BEGINNING** at a point in the easterly margin of Danley Road, the common corner of this property and Tract No. 4 on an unrecorded plan of Danley Lands; thence North 40 degrees East 1180 feet to a point, the common rear corner of this property and said Tract No. 4; thence South 4 degrees 30 minutes West 1199 feet to a point in the margin of Danley Road; thence along the margin of said Road as follows: North 80 degrees 30 minutes West 442 feet; thence North 52 degrees 30 minutes West 170.2 feet to a point; thence North 42 degrees West 151 feet to the point of beginning, **containing 12.2 acres, more or less.**

BEING the same property conveyed to William Swafford, Jr. and wife, Mary Swafford, by deed from Wallace Danley, Rudolph Danley, Ruby Nell Danley, and Mildred Danley, of record in Book 21, page 248, Register's Office for Dickson County, Tennessee.

Tract No. 3: Land located in the 14th Civil District of Davidson County, Tennessee, described as follows: **BEING** in the 14th, formerly 24th Civil District of said County, fronting on the westerly side of the New Clarksville Highway, State Highway No. 112, being a part of a certain tract conveyed to Fleetwood Clark Fesmire, by deed from C. C. Ellis and wife, containing by survey 3 acres and 57 poles, bounded on the southerly and westerly boundary by the Old Clarksville Pike and on the easterly side of the New Clarksville Highway, being a triangular tract and described according to a survey made by C. J. Carney, Surveyor, dated June 20, 1959, as follows: **BEGINNING** at an iron pin in the center of Old Clarksville Pike now called Old Eatons Creek Road on said survey; running thence North 86 degrees East 68 feet to an iron pin in the westerly margin of the New Clarksville Highway, State Highway No. 112; thence with the westerly margin of said Highway as follows: South 23 degrees East 132 feet; South 28 degrees East 200 feet; South 34 degrees East 200 feet; South 40 degrees East 200 feet; South 45 degrees East 145 feet to an iron pin; thence leaving said Highway, South 30 degrees 30 minutes West 82.5 feet to an iron pin in Old Eatons Creek Road; thence with said Road, North 62 degrees 30 minutes West 596.4 feet to an iron pin in the center of said road; thence with the center of said road, North 1 degree 30 minutes East 511.5 feet to the beginning, **containing 3.91 acres, more or less.**

BEING the same property conveyed to William Swafford, Jr. and wife, Mary Swafford, by deed from Mildred M. Farmer, a widow, of record in Book 6603, page 816, Register's Office for Davidson County, Tennessee.

The Grantors, William Swafford, Jr. and wife, Mary Swafford, retain a life estate in the above described property.

MAIL ENV.

FILED & RECORDED
DAVIDSON COUNTY, TN
APR 21 11 06 AM '98
KEITH MCDONOUGH REGISTER

IDENTIFICATION REFERENCE

23357