Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James C. Ard, et ux 1518 Lewis Rd. Madison, Tn. 37115	Same as New Owner	Map 24 P/O Par 141

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, CARL SHANNON and wife, JUDY SHANNON, and P & G PROPERTY INVESTMENT, INC., a Tennessee corporation, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES C. ARD, III and wife, CARTER H. ARD, 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 Tenth Civil District of Davidson County, Tennessee, identified as Tract 1 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1513 (Job No. 89-046)(S), as follows:

TRACT 1

BEGINNING at a concrete monument in the northerly margin of Dry Creek Road, (said point being on a curve having a delta angle of 15° 56' 39", a radius of 635.65 feet, a tangent of 89.02 feet for a length of 176.89 feet, thence, S 63° 11' 24" W 115.35 feet, thence, on a curve having a delta angle of 53° 18' 19", a radius of 552.79 feet, a tangent of 277.45 feet and a length of 80.00 feet from the southwesterly corner of the property conveyed to Francis R. Brown of record in Book 5676, page 651, Register's Office for Davidson County, Tennessee); thence, continuing with a northerly margin of Dry Creek Road, on a curve having a delta angle of 53° 18' 19", a radius of 552.79 feet a tangent of 277.45 feet and a length of 162.18 feet to a concrete monument, marking the southwest corner of this tract and the southeast corner of Tract 3; thence, leaving said road, N 1° 42' 29" W 230.00 feet to a point; thence, N 5° 55' 57" E 370.00 feet to a point; thence, N 86° 12' 18" E 240.17 feet to a point in the line of Tract 6; thence, S 0° 31' 38" W 538.85 feet to a point in the line of Tract 4; thence, S 68° 52' 54" W 167.00 feet to a point; thence, S 18° 31' 04" E 149.16 feet to the point of beginning and containing 3.00 acres, more or less.

BEING a part of the same property conveyed to Carl Shannon and wife, Judy Shannon, and P & G Property Investment, Inc., a Tennessee corporation, by deed from James C. Redding and

wife, Marilyn Redding, of record in Book 7827, page 392, Register's Office for Davidson County, Tennessee.

The property is unimproved property known as Dry Creek Road, Goodlettsville, Tennessee 37072.

The property is further identified as shown as Tract 1 on a subdivision plat of Swift Hollow filed for record in Book 6200, page 881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an agreement for roadways, easements and restrictive covenants for Swift Hollow, filed for record simultaneously herewith in the Register's Office for 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 the GRANTORS, do covenant with the said GRANTEES, that they 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:

1. 1989 taxes which are a lien but not yet due and payable;

2. An Agreement for Roadways, Easements and Restrictive Covenants for Swift Hollow, recorded simultaneously herewith; and,

3. Such other matters as may be apparent or appear of record.

And the GRANTORS, do further covenant and bind themselves, 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 11th day of September, 1989.

P & G PROPERTY INVESTMENT, INC.
a Tennessee Corporation

BY: Glenn Swift-President
GLENN SWIFT, President

Carl Shannon
CARL SHANNON

Judy Shannon
JUDY SHANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL SHANNON and wife, JUDY SHANNON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of September, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GLENN SWIFT, with whom I am personally acquainted and who acknowledged himself to be President of P & G PROPERTY INVESTMENT, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 11th day of September, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,750.00.

James C. Swift
Affiant

Sworn to and subscribed before me, this the 11th day of September, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

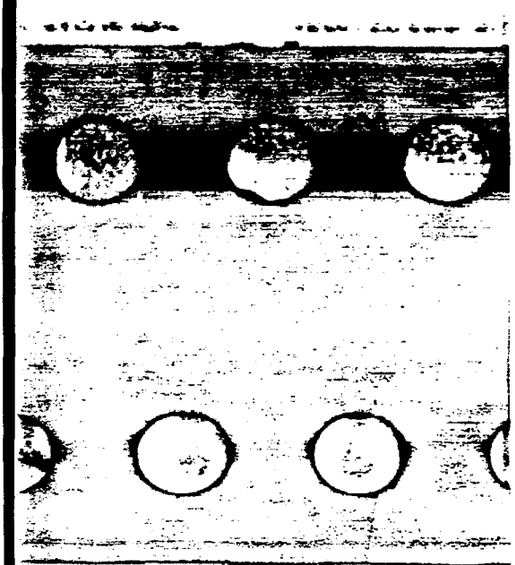
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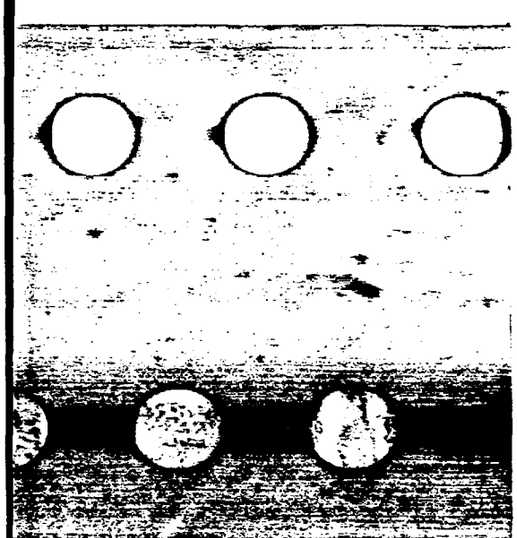
IDENTIFICATION REFERENCE

SEP 14 | 48 PM '89

DAVIDSON COUNTY, TN

4425 09/14 0101 03CHECK 38.71





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7937 PAGE 775

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	8750.00
CON TX	28.71
PRFEE	1.00
MDEED	9.00
TOTAL	38.71
CHECK	38.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4425

6590 I.

IDENTIFICATION REFERENCE

SEP 14 1 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248418