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3846

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

IDENTIFICATION REFERENCE

WARRANTY DEED

AUG 21 9 14 AM '92

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
David E. Swindell, et ux	NEW OWNER	Map 34 PICK-UP Parcel 70

454 Janette Ave Goodlettsville TN 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note secured by a Deed of Trust to National Mortgage Company, of record in Book 5429, page 471, Register's Office for DAVIDSON County, Tennessee, which the GRANTEES herein assume and agree to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, WE, BOBBY G. JENKINS, and wife, CATHEY JENKINS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto DAVID E. SWINDELL, and wife, TAMI J. SWINDELL, 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:

Being Lot No. 84 on the Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Bobby G. Jenkins and wife, Cathey Jenkins by deed from Stephen C. Craig and wife, Sharon Craig of record in Book 6541, page 243, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for the said property is: 454 Janette Drive, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

And, 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. 1992 taxes, a lien but not yet due and payable.

2. Those matters as they appear on the Plan of record in Book 3300, page 40, said Register's Office.

3. Subject to restrictive covenants contained in instrument of record in Book 3344, page 582, said Register's Office.

4. Deed of Trust of executed by Stephen C. Craig and wife, Sharon L. Craig to Delta Title Company, Trustee, of record in Book 5429, page 471, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 19th day of August, 1992.

GRANTEES:

DAVID E. SWINDELL

TAMI J. SWINDELL

GRANTORS:

BOBBY G. JENKINS

CATHEY JENKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY G. JENKINS and wife, CATHEY JENKINS 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 this the 19th day of August, 1992.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared DAVID E. SWINDELL and wife, TAMI J. SWINDELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 19th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,832.89.

AFFIANT

Sworn to and subscribed before me, this the 19th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

2533 08/21 0101 03CHECK 226.86

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
				CAMT 57832.89
				CON TX 213.86
				PRFEE 1.00
				WDEED 12.00
				TOTAL 226.86
				CHECK 226.86
			08/21/92 01	09:16 0001 2533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3846.0

IDENTIFICATION REFERENCE

AUG 21 9 14 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 562277