RE-RECORD BOOK 9609 PG 727

Prepared by:
Wilda B White Jr
681 Second Ave S, Suite 3F
Nashville, Tn 37210

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candice Ferris-Bagwell and	Same	map 7-15
NAME: Gary Bagwell	NAME:	parcel 47
(STREET ADDRESS OR ROUTE NUMBER) 2038 Graceland Drive	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE) Goodletsville, TN 37072	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of...Ten and 00/100----------
---------($10.00)---------- Dollars.
Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

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Randal G. Swinehart and wife, Tessa H. Swinehart, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Candice Ferris-Bagwell and husband, Gary Bagwell, hereinafter called Grantees, their ~~(successors)~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 118 on the Plan of Grizzard Manor, Section Five, as of record in Book 4675, page 163, Registe's Office for said County, as amended in Book 6841, page 785, said Register's Office, to which reference is made for a more complete description of said lot.

Being the same property conveyed to grantors by deed from Thomas Tyree and Jackie Tyree of record in Book 7013, page 449, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 121,000.00

Subscribed and sworn to before me, this the 12th day of August, 1994

Affiant

My commission expires: 5/12/96 (Affix Seal)

Notary Public

unimproved( )
This is improved (X) property, known as 2038 (House Number) Graceland Drive (Street), Goodletsville (P.O. Address), TN37072 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~(successors)~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~(successors)~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of August 1994 the corporate party, if any, having caused its name to be signed herein by its duly authorized officers on said day and date.

Randal G. Swinehart

Tessa H. Swinehart

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,* Randal G. Swinehart and wife, Tessa H. Swinehart

the within named bargainor S *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 12th *day of* August *19*94

Vicki S. Smith *Notary Public*

NOTARY PUBLIC DAVIDSON CO. TENN.

My commission expires March 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, *a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* *self as*

Witness my hand and seal, at office in *this* *day of* *19*

Notary Public

Commission expires

81990

IDENTIF. & REFERENCE

WARRANTY DEED

FROM

Randal G. Swinehart and wife,
Tessa H. TO Swinehart

Candice Ferris-Bagwell and
husband, Gary Bagwell

8779 08/17 0101 03CHECK 456.70

4852 03/02 0101 03CHECK 8.00

Compliments of

Colonial Title Company

Suite 110, Continental Plaza
4001 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

94 AUG 17 AM 11:39

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

38880

IDENTIF. & REFERENCE

RE-RECORD

95 MAR -2 PM 2:44

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.