BOOK 10309 PG 505

Name & Address New Owner:

JAMES CARLIN SWACK, III et ux
JANET LEIGH SWACK
3124 Freeman Hollow Road
Goodlettsville, TN 37072

Send Tax Bills to:

First Bank and Trust
1691 No. Mt. Juliet Road
Mt. Juliet, TN 37122

97 JAN -3 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.

02611 93
IDENTIF. # REFERENCE

Tax Map and Parcel Nos.
11-84.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, HOWARD FELTON AND WIFE, EVELYN FELTON,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JAMES CARLIN SWACK, III, AND WIFE, JANET LEIGH SWACK,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby 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 that the same is unencumbered. This conveyance is made subject to any and all matters as set forth on the Plan of North Land Estates, Section One, as of record in Book 3842, Page 212, Register's Office for said County; any and all restrictive covenants as may be of record in said Register's Office.

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

Whenever 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 the 30th day of December, 1996.

Howard Felton

Howard Felton

Evelyn Felton

Evelyn Felton

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Felton and wife, Evelyn Felton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of December, 1996.

Commission expires: 5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Affiant

Sworn to and subscribed before me
this the 30th day of December, 1996.

Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

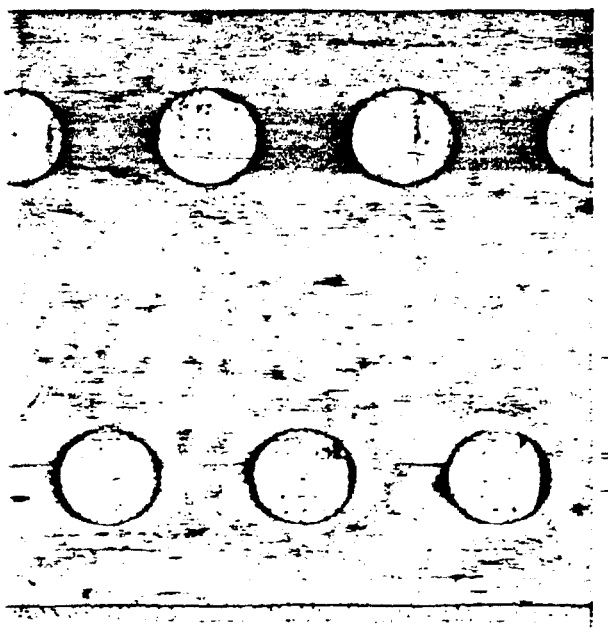
EXHIBIT "A"

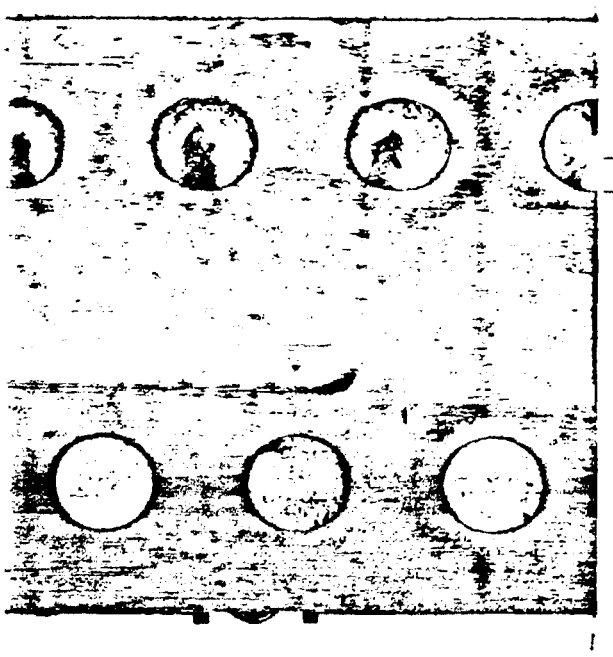
LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of North Land Estates, Section One, of record in Book 3842, Page 212, Register's Office for said County, to which plan reference is made for a more particular description of said lot.

Being the same property conveyed to Howard Felton and wife, Evelyn Felton, by Warranty Deed from Jerry Siers and wife, Linda Siers, of record in Book 7813, Page 737, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3124 FREEMAN HOLLOW ROAD, GOODLETTSVILLE, TENNESSEE, 37072.

1661 01/03 0101 03CHECK 399.65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 508

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
104500.00
CON TX 386.65
PRFEE 1.00
WDEED 12.00
TOTAL 399.65
CHECK 399.65

01/03/97 01 08:46 0001 1661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611193
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104206