BOOK 10750 PG 988

WARRANTY DEED

ENTERED
PHILLIP G. SIMPSON
PROPERTY ASSESSOR
DEC 22 1997
Davidson County
MAP____GP____PAR____

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Flournette R. Roper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 5-9-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLOURNETTE R. ROPER (NAME)	THE FARMERS BANK (NAME)	MAP 18-8
209 SWIFT DRIVE (ADDRESS)	P.O. Box 657 (ADDRESS)	PARCEL 41.00
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	White House, TN 37188 (CITY) (STATE) (ZIP)	

FOR AND 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, FREDDIE S. DAVIDSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLOURNETTE R. ROPER, MARRIED

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

Land in Davidson County, being Lot No. 5 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat Book 2900, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the easterly side of Swift Drive and runs back between lines 397.9 feet on the northerly line and 351.3 feet on the southerly line to a dead line in the rear on which it measures 211.1 feet thereon.

Being the same property conveyed to Lawrence E. Davidson and wife, Freddie S. Davidson, by deed dated September 27, 1960, from John W. Dorris and wife, Edna Rose Dorris, of record in Book 3134, page 71, Register's Office of Davidson County, Tennessee. The said Lawrence E. Davidson is now deceased, leaving said property vested in Freddie S. Davidson as the surviving tenant.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 209 SWIFT DRIVE, GOODLETTSVILLE, TN 37072
(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 my hand this 19th day of December 19 97

Freddie S. Davidson
FREDDIE S. DAVIDSON

Kathryn Brown, Register
Sumner County Tennessee
Rec #: 391159 Instrument 412865
Rec'd: 8.00 Recorded
State: 349.65 12/19/1997 at 3:48 PM
Clerk: 1.00 in Record Book
Total: 358.65 766 Page 554
Notebook: 63, Page: 151

BOOK 10750 PG 989

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FREDDIE S. DAVIDSON, UNMARRIED

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 19th day of December, 19 97

Commission expires 5-9-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute 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

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IDENTIF. & REFERENCE
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