40-A

BOOK 11691 PAGE 620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES 7/26/2003
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Swett	New Owner	Map 21
(NAME)	(NAME)	
4514 Clarksville Hwy.		Parcel 171
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(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, James C. Hosale, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Swett

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Janet M. Hosale joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of James C. Holsale, Sr.

unimproved (X)
This is improved ( ) property, known as 5.52 Acres, Eatons Creek Road, Joelton, TN
(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 our hand s this 4th day of October 19 99

James C. Hosale, Sr.

Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Hosale, Sr. and wife, Janet M. Hosale

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 19 99.

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ My Commission Expires July 26, 2003 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

EXHIBIT A

Land in Davidson County, Tennessee, being a tract of land located in the 14th Civil District of Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract #8 on a survey made by H&H Land Surveying, Inc., Michael V. Holmes, RLS #213, dated September 5, 1993, and more particularly described as follows:

Beginning at a railroad spike in a 24" maple tree, said point being the Southeast corner of Lot #1 of the Formosa Subdivision, Section 2, recorded in Plat Book 5800, page 303, said spike being 248.75 feet East of the intersection of Eaton's Creek Road and Clarksville Pike (Highway 112); thence laving Eaton's Creek Road North 3 degrees 45' 46" East, 367.30 feet to an iron pin set; thence South 90 degrees 00' 00" East, 637.70 feet to an iron pin set in the West right of way of Eaton's Creek Road; thence South 2 degrees 42' 22" West 296.53 feet to an iron pin set; thence with a curve to the right (having a central angle of 89 degrees 21' 54", a radius of 94.726 feet) 147.75 feet to an iron pin set in the North right of way of Eaton's Creek Road; thence North 87 degrees 55' 44" East 550.12 feet to the point of beginning, containing 240,582 square feet or 5.52 acres, more or less.

Being the same property conveyed to James C. Hosale, Sr. by deed from Helen Werrbach, Sue Ann Peffen, Otto Werrbach, Bernard Werrbach, Trucilla Bernard, Patricia M. Tucker and Nestler William Bernard, Jr., of record in Book 9149, page 528, said Register's Office.

06434483
REGISTER'S OFFICE
99 OCT -5 PM 3:43
DAVIDSON COUNTY, TN.
04-182 XD_RECRD 10TO 50/01 3251-40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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064348 3

KEFERENCE

99 OCT -5 PM 3:43

REGISTER
DAVIDSON CO. TN.

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	281.40
CHECK	281.40

10/05/99 01 15:46 0001 6538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524420