Dav. Co. File Box 14-A
jtc file no. 17466-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/04 08:47 2pgs
Fees:13.00 Taxes:292.30
20041013-0123157

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$79,000.00**

Wonder Puryear Drake
Affiant

Subscribed and sworn to before me, this the 8th day of October, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 05/30/07

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Drake **Wonder Puryear Drake**	**New Owner**	**Map 021, Parcel 171.00**
3805 Boatner Drive		
Nashville, TN 37207		

FOR AND IN 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,

David E. Swett

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

John M. Drake and wife, Wonder Puryear Drake

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, 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 No. 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 No. 1 of the Formosa Subdivision, Section 2, recorded in Plat Book 5800, page 303, R.O.D.C., TN; said spike being 248.75 feet East of the intersection of Eaton's Creek Road and Clarksville Pike (Highway 112); thence leaving Eaton's Creek Road North 3° 45' 46" East, 367.30 feet to an iron pin set; thence South 90° 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° 42' 22" West 296.53 feet to an iron pin set; thence with a curve to the right (having a central angle of 89° 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° 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 David E. Swett by Deed from James C. Hosale, Sr., of record in Book 11691, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9149, Page 474, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is Improved (____) Unimproved (__X__) property, known as: **Eatons Creek Road, Joelton, TN 37080**

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 convenant 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/our hand(s) ~~this~~ 8th day of **October, 2004.**

David E. Swett

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 **David E. Swett,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **October, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07