1764

For and in consideration of the sum of $ 10.00 - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by J. Brandt and wife, Bessie G. Brandt, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, R. J. Swallen and wife, Pauline J. Swallen,

have bargained and sold, and by these presents do transfer and convey unto the said J. Brandt and wife, Bessie G. Brandt,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 3 of Block 5 on the Map of Fairfax Place, as of record in Book 547, pages 133, 137 and 138, Register's Office for said County.
Said Lot No. 3 of Block 5 fronts 78 feet on the south side of Fairfax Avenue and runs back between lines 227 feet on the west line and 242 feet on the east line, to a dead line on which it measures 79.5 feet.
Being the same property conveyed to R. J. Swallen and wife, Pauline J. Swallen, by deed from Joe Brown Love and wife, of record in Book 1416, page 58, said Register's Office.

Subject to restrictions of record in Book 1149, page 116, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Brandt and wife, Bessie G. Brandt, their heirs and assigns, forever.

And we do covenant with the said J. Brandt and wife, Bessie G. Brandt, 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.

And we, R. J. Swallen and wife, Pauline J. Swallen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Brandt and wife, Bessie G. Brandt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of November, 1949

R. J. Swallen
Pauline J. Swallen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named R. J. Swallen and wife, Pauline J. Swallen,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1949

Commission expires January 11, 1950

Lenora Underwood
Notary Public

81224

WARRANTY DEED

FROM
R. J. Swallen Et Ux

TO
J. Brandt Et Ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of NOV 1949 at 11:58 o'clock A M.
Noted in Book 71 Page 43
Recorded in Book
Recording Fee $1.50
FELIX Z. WILSON, Register
By M. McKinsty D.C. Reg.

Published by

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