K 2597

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundre and No/100 ----------
----------$12,500.00 ---------- **DOLLARS**
Cash in hand paid by Joseph Ray Swift and wife, Ruth V. Swift, the receipt of which is hereby acknowledged, we,

James E. Abernathy and Ernest L. Abernathy

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Ray Swift and wife, Ruth V. Swift

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 lot No. 118 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County. Said lot No. 118 fronts 132 feet on the easterly side of Barker Road and runs back 262.6 feet on the northerly line and 365.5 feet on the southerly line to an irregular line, measuring 209 feet thereon.
Being part of the property conveyed to James E. Abernathy and Ernest L. Abernathy by deed from Herschel Green, dated October 3, 1957, filed October 4, 1957, and recorded in Book 2452, page 339, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Ray Swift and wife, Ruth V. Swift their **heirs and assigns, forever.**

And we **do covenant with the said** Joseph Ray Swift and wife, Ruth V. Swift **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, James E. Abernathy and Ernest L. Abernathy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph Ray Swift and wife, Ruth V. Swift their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 9th **day of** October, **19** 56

James E. Abernathy
Ernest L. Abernathy

STATE OF TENNESSEE
Davidson County

Personally appeared be[illegible] Tenison, **a Notary Public in and for said County and State** [illegible] James E. Abernathy and Ernest L. Abernathy, **the bargainor** s, [illegible] **acquainted, and who acknowledged that** they **executed the within** [illegible] **therein contained.**

Witness my hand [illegible] 9th **day of** October, **19** 56

Commission expires [illegible]

Notary Public

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