K 2855

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100 --------($10.00)---------- DOLLARS

cash in hand paid the receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein of the unpaid balance of a certain indebtedness in the original principal sum of $11,200.00 as evidenced by a promissory note dated May 10, 1956, and secured by a deed of trust executed by James W. Swann and wife, Loreanne H. Swann to Herschel Greer, Trustee, and recorded in Book 2519, page 433, Register's Office for Davidson County, Tennessee, we, James W. Swann and wife, Loreanne H. Swann.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Bliss W. Foster and wife, Patricia G. Foster

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

Being Lot No. 98 on the Map of Donelson Hills, as of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.
Said Lot No. 98 is described as follows: Beginning at a monument in the southeasterly margin of Dearborn Drive, the same being a common corner of Lots 97 and 98; thence southeastwardly with the dividing lines between Lots 97 and 98; 117 feet to a monument; thence southwestwardly with the dividing line between Lots 98 and 99, 131.1 feet to a point in the northeasterly margin of Donelson Hills Drive; thence with the said margin of said Drive northwestwardly 100 feet to a monument; thence to the right around a curve 31.42 feet to a nomument in the southeasterly margin of Dearborn Drive; thence with said margin of said Drive northeastwardly 113.1 feet to the point of beginning.
Being the same property conveyed to James W. Swann and wife, Loreanne H. Swann, by deed from Joseph H. Rutherford and wife, Mary Della Rutherford, of record in Book 2538, page 197, 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 Bliss W. Foster and wife, Patricia G. Foster

their heirs and assigns, forever.

And we do covenant with the said Bliss W. Foster and wife, Patricia G. Foster

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., with the exception of the above mentioned Deed of Trust, recorded in Book 2519, page 433, said Register's Office.

And We, James W. Swann and wife, Loreanne H. Swann

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bliss W. Foster and wife, Patricia G. Foster

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of November, 19 58.

James W. Swann

Loreanne H. Swann

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