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WARRANTY DEED

FROM H. A. Stevens Realty Co., Inc.

TO Kelly Dennis Swift, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 NOV A.D. 1958
at 3:51 o'clock
Noted in Book 2198 Page 127
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Twelve Thousand Four Hundred Sixteen and 67/100----------($12,416.67)----------DOLLARS of which sum $1,750.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Kelly Dennis Swift and wife, Meriem C. Swift have assumed and agreed to pay the unpaid balance of $10,666.67 of an original indebtedness of $11,900.00 dated June 3, 1954, with interest from date at the rate of 4½% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $66.15, commencing on the first day of August, 1954, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 1979, and said note is secured by a deed of trust executed by Floyd Chastain, Jr. and wife, Rita Ann Chastain, to Miller Kimbrough, Trustee, dated June 3, 1954, filed June 4, 1954, and recorded in book 2264, page 287, Register's Office for Davidson County, Tennessee,

we, H. A. Stevens Realty Company, INc., a Tennessee corporation have bargained and sold, and by these presents do transfer and convey unto the said Kelly Dennis Swift and wife, Meriem C. Swift 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. 4 on the Plan of Phillips Subdivision of record in book 2083, page 41, Register's Office for said County.
Said lot No. 4 fronts 90 feet on the northerly side of McMahan Avenue and runs back 136.62 feet on the westerly line and 136.87 feet on the easterly line to a dead line in the rear on which it measures 90 feet.
Being the same real property conveyed to H. A. Stevens Realty Company, Inc., by deed from Floyd Chastain, Jr. and wife, dated September 3, 1958, filed September 5, 1958, and recorded in book 2803, page 217, said Register's Office. This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from McMahan Avenue, and conditions of owners certificate, as shown on plan of record in book 2083, page 41, said Register's Office, the latter providing that no lot shall be suvdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property; and to restrictive covenants contained in deed of record in book 739, page 584, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2198, page 127, as amended by an instrument of record in book 2242, page 373, said Register's Office.

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