BK 2956

G 153

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED AND NO/100 - - - - - - -

* - ($8,600.00) - - - - - - - - - - - - DOLLARS

Cash in hand paid by Austin G. Swett and wife, Jacqueline N. Swett, the receipt of which is hereby acknowledged,

RICHLAND DEVELOPMENT COMPANY
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Austin G. Swett and wife, Jacqueline N. Swett,

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. 44 on the Plan of Cumberland Gardens, as of record in book 2900, pages 3 and 4, Register's Office for said County, described as follows:

Beginning on the northerly margin of Aspen Drive at the corner of lots Nos. 43 and 44; thence with the line between said two lots northwardly 99.1 feet to the corner of lots Nos. 43, 44 and 45; thence with the line between said lots Nos. 44 and 45 westwardly 100 feet to the easterly margin of 28th Avenue North; thence with same southwardly 75 feet to the beginning of a curve, thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the northerly margin of said Aspen Drive; thence with same eastwardly 70 feet to the beginning.

Being part of the real property conveyed to Richland Development Company, by deed from W. L. Bainbridge, Jr. and wife, dated June 15, 1959, filed June 16, 1959, and recorded in book 2910, page 629, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Austin G. Swett and wife, Jacqueline N. Swett, their heirs and assigns, forever.

And it does covenant with the said Austin G. Swett and wife, Jacqueline N. Swett, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Richland Development Company, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Austin G. Swett and wife, Jacqueline N. Swett their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF RICHLAND DEVELOPMENT COMPANY, A Corporation aforesaid has caused [illegible] this instrument to be executed by its duly authorized officers this 2nd day of July, 1959.

RICHLAND DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Evelyn Strasser, Secretary

BY: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

(Corporation acting without Seal)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

PG 97