K 3100

WARRANTY DEED — BEAU E. FOLK JR. FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------Ten and No/100---------- DOLLARS ($ 10.00),

Cash in hand paid by Ernest E. Seaton and wife, Gladys Seaton, and other good and valuable considerations, receipt of which is hereby acknowledged, we

H. A. Swift and wife, Margaret Craig Swift

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Ernest E. Seaton and wife, Gladys Seaton

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Rosehill Subdivision, Section, 1, City of Goodlettsville, as of record in Plat Book 2900, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 145.0 feet on the northerly side of Rosehill Drive and runs back between lines, 278.5 feet on the easterly line and 278.5 feet on the westerly line, to a dead line in the rear on which it measures 145.0 feet.

Being the same property conveyed to H. A. Swift, by deed from Hardcastle Developers, Inc., of record in Book 3034, page 369, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 20 day of July 1960, ~~1956~~.

H. A. Swift
Margaret Craig Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. A. Swift and wife, Margaret Craig Swift

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

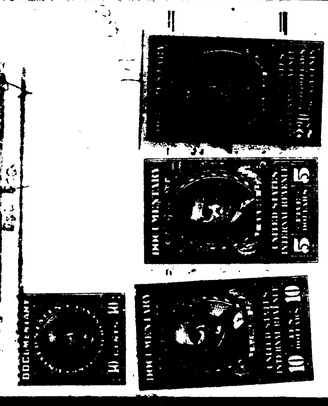
Witness my hand and official seal at Nashville, Tennessee, this, the 20 day of July 1960, ~~1956~~.

James M. Foster
Notary Public

My commission expires: November 17, 1963

WARRANTY DEED
From 94332
H. A. Swift and wife,
Margaret Craig Swift
To
Ernest E. Seaton and wife,
Gladys Seaton

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 21 day of JUL A.D. 1960 at 12:52 o'clock P.M.
Noted in Book 96 Page 335
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By Mc Kinney D.R.



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