For and in consideration of the sum of $10.00 - DOLLARS - - - Ten and No/100 - & other valuable & sufficient considerations, the cash in hand paid by the grantees & for the balance the said grantees expressly receipt of which is hereby acknowledged & for the balance the said grantees expressly assume & agree to pay a first mortgage, being in an original amount of $16,800.00 with the present balance of $15,606.38 after the April 1961 payment having been made including April 1961 interest, said indebtedness being more fully described in & secured by a deed of trust executed by William M. Baker, Jr. & wife, to Louis R. Linx, Trustee, of record in Book 2665, page 569, to secure First Federal Savings & Loan Association.

Oscar Mason and wife, Dorothy B. Mason have bargained and sold, and by these presents do transfer and convey unto the said - - - - - - John Swafford and wife, Doris Sue H. Swafford, their - - - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County.

Said lot fronts 108 feet on the northeasterly side of Laird Road and runs back 188.9 feet on the northwesterly line and 188.7 feet on the southeasterly line, to a dead line in the rear on which it measures 108 feet.

Being the same property conveyed to Oscar Mason and wife, Dorothy B. Mason, by deed from William M. Baker, Jr. and wife, of record in Book 3182, page 213, said Register's Office.

This conveyance is made subject to the following:

Restrictions filed for record June 15, 1956, in Book 2542, page 486.

The recorded plan shows an Owner's Certificate, a 75 foot set-back line from Laird Road and a 10 foot easement along the northerly and easterly lines of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Swafford and wife, Doris Sue H. Swafford, their - - - - - - - - - - - - - - - - heirs and assigns, forever.

And we do covenant with the said John Swafford and wife, Doris Sue H. Swafford 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, except 1961 taxes which have been prorated as of April 25, 1961 and assumed by the grantees; and the above indebtedness.

And We, Oscar Mason and wife, Dorothy B. Mason do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Swafford and wife, Doris Sue H. Swafford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of April, 1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oscar Mason

Dorothy B. Mason

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, Oscar Mason and wife, Dorothy B. Mason

the within named 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, Davidson County, Tennessee, this 25th day of April 1961

Frankie Wilkes, Notary Public

My Commission expires July 24, 1962

35945

WARRANTY DEED

FROM

OSCAR MASON ET UX

TO

JOHN SWAFFORD ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of April A.D. 1961 at 10:20 o'clock A M.