BK 3372

WND:pa
2-19-62

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) Dollars and other good and valuable considerations, receipt of which are hereby acknowledged, I, Roy G. Swindell, have bargained and sold and by these presents do transfer and convey unto my wife, Esther Swindell, to hold as tenant by the entirety with me, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

House and lot at 2018 Sweetbriar Avenue, Nashville, Tennessee, being Lot No. 11 of the Crutcher Subdivision of Hostettler's subdivision of Bain Lots Nos. 1, 2 and 3. This property fronts 60' on the north side of Sweetbriar Avenue and has a debth of 165'.

Being the same property conveyed to Annie L. Lauderdale, unmarried, and Sara Lauderdale Swindell, a widow, by deed of record in Book 2272, page 35, Register's Office for Davidson County, Tennessee. The interest of Sara Lauderdale Swindell passed to her sister, Annie L. Lauderdale, by virtue of the former's will, of record in Will Book 71, page 451, in the office of the County Court Clerk of Davidson County, Tennessee, and to grantor herein by the will of Annie L. Lauderdale which is of record in Will Book 75, page 86, in the office of said County Court Clerk.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Esther Swindell, her heirs and assigns forever, it being grantor's intention to create by this instrument an estate by the entireties in grantor and grantee in and to the entire interest in said property previously held by grantor, as provided by Tennessee Code Annotated, Section 64-109.

And I covenant with the said Esther Swindell that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and it is unencumbered, except for lien of current taxes and lien of deed of trust of record in Book ____, page ____, RODC, Tennessee, to secure note payable to First Federal Savings and Loan Association of Nashville.

And I further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Esther Swindell against the lawful claims of all persons whomsoever.

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