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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $14,750.00 ----------

Fourteen Thousand, Seven Hundred Fifty and No/100 ---------- **DOLLARS**

Cash in hand paid by Aubrey B. Gregory and wife, Iris B. Gregory, the receipt of which is hereby acknowledged, we,

H. A. SWIFT and wife, MARGARET SWIFT

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Aubrey B. Gregory and wife, Iris B. Gregory

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. 400 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County.

SAID Lot No. 400 fronts 75 feet on the northwesterly margin of Spears Road, running back 150 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to H. A. Swift, by deed from Lewis Gaines, Trustee, of record in Book 3256, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aubrey B. Gregory and wife, Iris B. Gregory their **heirs and assigns, forever.**

And we **do covenant with the said** Aubrey B. Gregory and wife, Iris B. Gregory **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, H. A. SWIFT and wife, MARGARET SWIFT **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Aubrey B. Gregory and wife, Iris B. Gregory their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** April, 19 62

H. A. Swift

Margaret Swift

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