K 3404

WARRANTY DEED

MADISON TITLE COMPANY

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

Cash in hand paid by Charles P. Chilton, Jr. and wife, Edith S. Chilton, the receipt of which is hereby acknowledged, and for further consideration, the grantees agree to assume and pay the unpaid balance of the indebtedness in the amount of $15,188.73, secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 3211, Page 533, R.O.D.C., Tennessee,

We, H. A. Swift and wife, Margaret Swift

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

CHARLES P. CHILTON, JR. AND WIFE, EDITH S. CHILTON

hereinafter called the Grantee, their 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.45 on the Plan of Clark Place, Section IV, as of record in Book2331, Page 74, Register's Office for said County.

Said Lot No. 45 fronts 163.5 feet on the east side of Cerro Vista Drive and runs back 252.8 feet on the north line and 263.8 feet on the south line, to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to H. A. Swift and wife, Margaret Swift, by deed from Elaine Roscoe et al, of record in Book 3135, Page185, 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 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 1st day of May, 1962.

H. A. Swift

Margaret Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James A. Rainey, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. A. Swift and wife, Margaret 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 Madison, Tennessee, this, the 1st day of May, 1962.

James A. Rainey
Notary Public

My commission expires: 27 Feb 63

JAMES A. RAINEY NOTARY PUBLIC DAVIDSON COUNTY

Please Do Not Publish

WARRANTY DEED

9492

From
H. A. SWIFT AND WIFE,
MARGARET SWIFT

To
CHARLES P. CHILTON, JR. ET UX.
EDITH S. CHILTON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JUL A.D. 1962 at 1:16 o'clock P. M.
Noted in Book 162 Page 469
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Dinsley Deputy Reg.

...ON TITLE COMPANY
...Gallatin Rd.
...son, Tennessee

G 63