K 3429

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

THOMAS ALLEN SWANN, SR.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES E. HOLLAND AND WIFE, NORMA JEAN HOLLAND

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. 61 on the Plan of Hillhurst Acres, Section II, as of record in Book 2331, page 70, Register's Office for said County.

Said Lot No. 61 fronts 123 feet on the west side of Stanwyck Drive and runs back 269.9 feet on the north line and 150 feet on the south line to a dead line, which is a broken line, measuring 211 feet thereon.

Being the same property conveyed to Thomas Allen Swann, Sr., unmarried, by deed from William Ben Ellis and wife, Virginia Dare Ellis, of record in Book 3400, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, set back lines and easements of ------

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, except as stated above, and taxes for 1962, which have been prorated and assumed by the grantees.

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 16th day of August, 19 62

Thomas Allen Swann Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named THOMAS ALLEN SWANN, SR. (unmarried)

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1962

Anne Barnwell
Notary Public

My commission expires: 10-25-1965

(1)

16663

WARRANTY DEED

From
THOMAS ALLEN SWANN

To
CHARLES E. HOLLAND AND WIFE, NORMA JEAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of AUG A.D. 1962 at 4:13 o'clock P.M.
Noted in Book 2 Page 245
Recorded in Book 2 Page 245
Recording Fee
JAMES B. WILSON, Register
By Deputy

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

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