K 3429

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - - -
($10.00) - *DOLLARS*
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

HORACE SWANN AND WIFE, OMA GRIGG SWANN

have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Walker and wife, Lillian M. Walker,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being lot No. 71 on the map of Springdale Subdivision, as of record in book 974, page 18, Register's Office for said County.
Said lot No. 71 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 162.5 feet to a dead line.
Being the same real property conveyed to Horace Swann and wife, Oma Grigg Swann, by deed from Hubert Head and wife, dated February 4, 1957, filed February 5, 1957 and recorded in book 2636, Page 535, said Register's Office.

This conveyance is made subject to Easement of record in Book 1493, Page 508, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Walker and wife, Lillian M. Walker, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles L. Walker and wife, Lillian M. Walker 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 State & County tax for year 1962, which has been prorated, payment of same to be made by grantees.

And Horace Swann and wife, Oma Grigg Swann *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles L. Walker & wife, Lillian M. Walker, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 16 *day of* August *, 19* 62 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Horace Swann
Oma Grigg Swann

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Katie M. Kord *, a Notary Public in and for said County and State,* Horace Swann and wife, Oma Grigg Swann, *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, *Tennessee,*
this 16 *day of* August *, 19* 62

Katie M. Kord
Notary Public

Commission expires Jan. 28, 1963.

9250.00
WARRANTY DEED
FROM 16535
Horace Swann et ux
TO
Charles L. Walker et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of ... A.D. 1962
Recording Fee $2.00
JAMES ... WILSON, Register

Guaranty Title Company

G 497