K 3536

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

Tax parcel No. 16D 9750

For and in consideration of the sum of $15,000.00
---------Fifteen Thousand and no/100---------- DOLLARS

cash in hand paid by Bettye V. Stewart, an unmarried person, receipt of which is hereby acknowledged;

James M. Swiggart & wife, Dorothy Ann Swiggart,

have bargained and sold, and by these presents do transfer and convey unto the said Bettye V. Stewart her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 4 on the map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the northerly side of Brookmeade Drive and runs back between lines, 161.2 feet on the west line and 150 feet on the east line to a dead line in the rear on which it measures 136 feet.

Being the same property conveyed to James M. Swiggart and wife Dorothy Ann Swiggart by deed from Woodhaven Homes, Inc, of record in Book 1851, page 227, Register's Office, Davidson County, Tenn.

Said property is conveyed subject to the restrictions, limitations, and easements set out in an instrument of record in Book 1786, page 178 said Register's Office and also subject to the owner's certificate as set out on the Plan of said Subdivision, which is of record in Book 1424, page 139, said Register's Office.

This tract is improved and is known as 1140 Brookmeade Dr., Nashville 4, 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 Bettye V. Stewart her heirs and assigns, forever.

And we do covenant with the said Bettye V. Stewart 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 for 1963 taxes which purchaser assumes and agrees to pay.

And we, James M. Swiggart and wife, Dorothy Ann Swiggart do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bettye V. Stewart her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of April, 1963

James M. Swiggart

Dorothy Ann Swiggart

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