WARRANTY DEED

THIS DEED OF CONVEYANCE executed and delivered by RALPH D. SMITH and wife, FRANCES GRACE SMITH, both hereinafter called the Grantors, to CHARLIE SWANN, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the Grantee of a note secured by a Deed of Trust, made by Ralph D. Smith and wife, Frances Grace Smith, to the Security Federal Savings & Loan Association, Nashville, Tennessee, in the amount of $10,000.00, recorded in Book 3739, page 421, Register's Office for Davidson County, Tennessee, said instrument made April 21, 1964, and the assumption by the Grantee of a note secured by a Deed of Trust, in the amount of $5,000.00, executed by Ralph D. Smith and wife, Frances Grace Smith to Hugh Swann, recorded in Book , page , Register's Office for Robertson County, Tennessee, said note made May 25, 1964, the receipt of all of which is acknowledged, WE, the said Grantors, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto the said Grantee, heirs and assigns, the following tract or parcel of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the map of Jere Bowen lands, as of record in Book 2, page 134, of the Chancery Court at Nashville, described as follows:

> Beginning on the Southerly margin of Benson Avenue, as located on a plan of which is of record in Book 1130, page 70, Register's Office for said County, at the Northwest corner of the property conveyed to Wilson B. McCord and wife, by deed from Harley

M. Gentry, of record in Book 2875, page 623, Register's Office for said County; thence with said McCord's western boundary line South 7° 45' West 164.7 feet; thence North 77½° West 219 feet to the easterly margin of said Benson Avenue; thence with the same and around a slight curve, 290 feet, more or less, to the beginning, being the same land conveyed by William C. Armistead Jr. et ux, to Ralph D. Smith et ux, as recorded in Book 3068, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a right-of-way for 30 foot roadway set out in an instrument executed by Eugene Cato, et al, to Bransford Realty Company, of record in Book 855, page 343, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto pertaining and belonging unto the said Grantee, heirs and assigns, forever.

The Grantors covenant with the Grantee, heirs and assigns, that they are lawfully seized and possessed of said land in fee simple; that they have a good and perfect right to make this conveyance; and said land is unincumbered except as assumed herein.

The Grantors further covenant and bind themselves, heirs and representatives, to warrant and defend the title to the premises to the Grantee, heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Witness our hands this 27 day of May, 1964 at Springfield, Robertson County, Tennessee.

Ralph D. Smith

Frances Price Smith

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, O'Brien Price a Notary Public in and for said County and State, the within named

Ralph D. Smith and wife, Frances Grace Smith, the Bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing Deed Instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of May, 1964 at Springfield, Robertson County, Tennessee.

O'Brien Price
NOTARY PUBLIC

My commission expires: 9/1/64

O'BRIEN PRICE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

JUL 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 29 1964

ET

43750

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 29 10 26 AM '64

NOTE BOOK 109 PAGE 596
RECORDING FEE $ 2.00
DEP. REG. M

PRICE & PRICE
ATTORNEYS-AT-LAW
SPRINGFIELD, TENNESSEE

Ralph D Spinn et ux
To
Ollie Sivley

The Tuttle Law Print, Inc., Publishers, Rutland, Vt.