BOOK 3843 PAGE 354

Map 61-11
Par. 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create in Bonnie Beatrice Swann an absolute fee in the subject real estate,

We, Claude Everett Swann and wife, Bonnie Beatrice Swann,

have bargained and sold, and by these presents do hereby transfer and convey unto Frank S. King, Jr., , Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office.

Said Lot No. 3 fronts 60 feet on the northerly side of Horseshoe Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Claude Everett Swann and wife, Bonnie Beatrice Swann, by deed from R. G. Swann and wife, Thelma Swann, of record in Book 2100, page 201, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Frank S. King, Jr., , Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Claude Everett Swann and wife, Bonnie Beatrice Swann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank S. King, Jr. , Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Frank S. King, Jr. , Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Bonnie Beatrice Swann, for her sole and separate use, free from the marital contract of her present husband or any future husband, , her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Bonnie Beatrice Swann , her heirs and assigns, forever.

And I do covenant with the said Bonnie Beatrice Swann , that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank S. King, Jr. , Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Bonnie Beatrice Swann, for her sole and separate use, free from the marital contract of her present husband or any future husband, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of August, 1963.

Bonnie Beatrice Swann

Claude E. Swann

Frank S. King, Jr.
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named, Claude Everett Swann and wife, Bonnie Beatrice Swann, the Bargainors, 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 23rd day of August, 1963

Ann Williams
Notary Public

My commission expires: Oct 31, 1965

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named Frank S. King, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August 1963

Ann Williams
Notary Public.

My commission expires: Oct 31, 1965

Deed

From: CLAUDE EVERETT SWANN, et ux,
to: FRANK S. KING, JR., Trustee.

AND

From: FRANK S. KING, JR., Trustee.
to: BONNIE BEATRICE SWANN

62308

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Dec 17 10 35 AM '63

Note 110 3258
RECORDING FEE 3.25
DEP. REG. 1.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 3.25
PROBATE 50
TOTAL $ 3.75

DEC 17 1964

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

PAID DEC 17 1964