PREPARED BY W.G. TRABER, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4027 PAGE 28

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orville R. Swinford	Prudential Insurance Co. of America	Map 73-07
(NAME:)	(NAME:)	Parcel 116
2413 Melbourne Drive	Prudential Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3D
Nashville, Tennessee 37214	Jacksonville, Florida	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	45

For and in consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of an indebtedness as evidenced by an instrument of record in Book 3054, page 121, Register's Office for Davidson County, Tennessee.

We, Charles G. Akers and wife, Annette S. Akers

have bargained and sold, and by these presents do transfer and convey unto the said Orville R. Swinford and wife, Mary L. Swinford

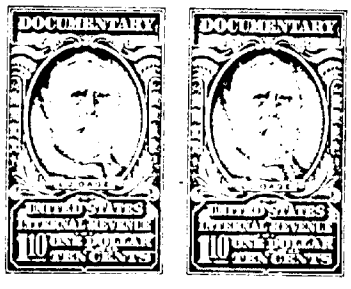
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 289 on the Plan of Sunset View, Section 4, as of record in Book 2854, page 63, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Melbourne Drive at the corner of Lots Nos. 288 and 289; thence with the line between said two lots, southeasterly 298.5 feet; thence south 17° 42' west 21.5 feet; thence south 68° 03' west 59.1 feet to the corner of lots Nos. 289 and 290; thence with the line between said two lots, northwesterly 279 feet to the southeasterly margin of Melbourne Drive; thence with the same, northeasterly 100 feet to the beginning.

Being the same property conveyed to Charles G. Akers and wife, Annette S. Akers, by deed from Mercury Construction Company, a company composed of Martin, Harry and Joe Zeitlin, of record in Book 3068, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along the easterly or rear line of premises, 40 foot building setback line from Melbourne Drive and conditions of owners certificate as shown on plan of record in Book 2854, page 63, said Register's Office, restrictive covenants contained in an instrument of record in Book 2752, page 594, said Register's Office and to restrictive covenants contained in an instrument of record in Book 2956, page 595, said Register's Office.



This is unimproved ( ) improved (X) property, known as 2413 Melbourne Drive (House Number) (Street) Nashville (P. O. Address: City or Town) 37214 (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of June, 1966

Charles G. Akers

Annette S. Akers

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert E. Baker, a Notary Public in and for said County and State, the within named Charles G. Akers and wife, Annette S. Akers

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 1966

Commission expires Dec 1, 1968

Robert E. Baker
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CHARLES G. AKERS, ET UX

TO

ORVILLE R. SWINFORD, ET UX

32307

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 16 2 33 PM '66

RECORDED: BOOK 114 PAGE 325
RECORDING FEE $ 2.00
DEP. REG. ---

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

mail W D Traber 2525 Zebron Rd

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 22.00

JUN 16 1966

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

PAID JUN 16 1966