This instrument prepared by
J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

BOOK 4119 PAGE 171

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Brown (NAME) | James H. Brown (NAME) | Map. 92-6 |
| 2402 Eden St. (STREET ADDRESS OR ROUTE NUMBER) | 2402 Eden St. (STREET ADDRESS) | Par. 23 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PW |

**For and in consideration of the sum of** ----------

Ten and No/100 ----------($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Austin G. Swett and Jacqueline N. Swett

have bargained and sold, and by these presents do transfer and convey unto the said James H. Brown

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

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 250 feet of the westerly part of Block 13 on the Plan of Midway, of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the easterly side of 30th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Austin G. Swett and wife, Jacqueline N. Swett, by deed from John Frye and wife, Sarah Frye, of record in Book 4028, page 649, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 928 (House Number) - 30th Avenue (Street) Nashville Tenn (P. O. Address: City or Town) (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** 7th **day of** April **19** 67

Austin G. Swett

Jacqueline N. Swett

STATE OF TENNESSEE
Davidson County

BOOK 4119 PAGE 172

Personally appeared before me, Alfred C Galloway, a Notary Public in and for said County and State, the within named Austin G. Swett and wife, Jacqueline N. Swett

the 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 7th day of April 19 67

Commission expires Nov 7, 1968

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Austin G. Swett and wife,

Jacqueline N. Swett

TO

James H. Brown

2402 Edwards

67075

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 10 1 01 PM '67

NOTE BOOK 116 PAGE 206
RECORDING FEE $ 2.00
DEP. REG. _____

mpany

4135
495

STATE TAX $ 653
PRIVATE .50
TOTAL $ 703

APR 10 1967

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

RMD APR 10 1967