BOOK 4174 PAGE 107

7500
11.75
6.00

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Gilbert Swift, Jr.	same	Map 145 2
(NAME:) 457 Rochelle Dr.	(NAME:)	Par. 41
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN & NO/100 ..... *DOLLARS*

cash in hand paid by Louis Gilbert Swift, Jr. and wife, Laveta E. Swift, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

Estes-Taylor Company, a Tennessee corporation,

Returned to: Estes-Taylor Co. 2401 Franklin Rd.

has *have bargained and sold, and by these presents do transfer and convey unto the said* Louis Gilbert Swift, Jr. and wife, Laveta E. Swift 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. 24 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Saxon Drive at the corner of Lots Nos. 24 and 25; thence with the line between said two lots south 60° 18' east 326.1 feet; thence north 49° 52' east 210 feet to the southerly margin of Saxon Drive; thence with the same westerly 532.5 feet to the beginning.

Being part of the real property conveyed to Estes-Taylor Company by deed from Paul D. Robinson and wife, of record in Book 3992, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement and setback line and conditions of Owners'certificate as shown on plan of record in Book 3700, page 130, R.O.D.C.Tennessee; and
Restrictive covenants contained in instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Building
Nashville, Tennessee

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis Gilbert Swift, Jr. and wife, Laveta E. Swift, their *heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Louis Gilbert Swift, Jr. and wife, Laveta E. Swift *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except taxes for 1967, which have been prorated and assumed by Grantees.

And Estes-Taylor Company, a corporation, does *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Louis Gilbert Swift, Jr. and wife, Laveta E. Swift, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 2nd *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James R Williams *, a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee *, this* 2d *day of* August *, 19* 67.

James R. Williams
Notary Public

Commission Expires October 28, 1969

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August 3, 1967

Mr. & Mrs. Bennie Goodman
4946 Briarwood Avenue
Nashville, Tennessee 37211

Dear Mr. & Mrs. Goodman:

This letter is to give you our consent to trim or top any trees on our Lot #24 of Hillmont Estates within 25' of the property line between your lot and ours.

It is understood that should any trees be topped or cut, it would be by a professional tree trimmer and at your cost. The wood would belong to us.

This restriction will remain in effect if and when Lot #24 is sold and will be binding upon any successive owner of Lot #24 Hillmont Estates.

Yours truly,

Louis Gilbert Swift

Laveta Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, [illegible], A notary Public of the State and County aforesaid, personnally appeared Louis Gilbert Swift and Laveta Swift with whom I am personnally 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 26 day of August, 1967.

[illegible]
Notary Public

Commission Expires Aug 26 1967

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STATE TAX $ 11.25
PROBATE .50
TOTAL $ 11.75

SEP 22 1967

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

PAID SEP 22 1967 mk

89732

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 26 9 55 AM '67
NOTED: BOOK 117 PAGE 386
RECORDING FEE $ 7.50
DEP. REG. m

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Louis Gilbert Swift, Jr. Et Ux

S. W. Cor.
NASHVILLE