WARRANTY DEED

This instrument prepared by:
Harlan Dodson, Attorney
Nashville Bank & Trust Bldg.
Nashville, Tenn.

MAP NO. 144-14-17

BOOK 4201 PAGE 512

Send Tax Notices To: J. M. Swiggart
Address: 6145 Chickering Court, Nashville, Tennessee 37215

FOR AND IN CONSIDERATION OF the assumption of the balance due on a Deed of Trust note owned by the Gulf Life Insurance Company having a balance of approximately Twenty-Five Thousand ($25,000.00) Dollars, by the Grantees herein, and for the sum of Five Thousand ($5,000.00) Dollars cash, the receipt of which is acknowledged,

I, Sarah Park Seward, a widow, have bargained and sold and by these presents do transfer and convey unto Dorothy Ann Swiggart and her husband, James M. Swiggart, their heirs and assigns, a certain parcel of land in Davidson County, City of Forest Hills, State of Tennessee, described as follows:

> Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 44 on the plan of Chickering Valley as of record in Book 2331, Pages 121, 122 and 123, said Register's Office.
>
> Said Lot No. 44 fronts 182.5 feet on the northwesterly side of Chickering Court and extends back 352 feet on the northeasterly line and 230.8 feet on the southwesterly line to a dead line measuring 177.4 feet thereon.
>
> Being the same property conveyed to Sarah Park Seward, a widow, by deed from Richard David Henry and wife, Mary E. Henry, of record in Book 3569, Page 253, said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorothy Ann Swiggart and husband, James M. Swiggart, and their heirs and assigns, forever.

And I do covenant with the said Dorothy Ann Swiggart and husband, James M. Swiggart, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by a deed of trust executed by Richard David Henry and wife,

Mary E. Henry, of record in Book 3146, Page 381, Register's Office for Davidson County, Tennessee, to secure the above mentioned Deed of Trust note, restrictions of record and the lien for 1967 taxes; and I do further bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Dorothy Ann Swiggart and husband, James M. Swiggart, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 0 1 3 0 4 day of August, 1967, at ~~Nashville, Tennessee~~. Houston, Texas

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY
STATE OF TENN
DEC 28 3 56 PM '67
BOOK 1118 PAGE 62
RECORDING FEE 3.00
DEP. REG. m

X Sarah Park Seward

STATE OF ~~TENNESSEE,~~ Texas)
COUNTY OF ~~DAVIDSON.~~ Harris)

Personally appeared before me, Leola Mae Brooks Sarah Park Seward a Notary Public in and for said County and State, the within named Sarah Park Seward, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, Houston, Texas this 16th day of August, 1967.

Leola Mae Brooks
Notary Public
LEOLA MAE BROOKS
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1968

My Commission Expires:

The undersigned approve the execution of this deed for the consideration expressed and witness the signature of the grantee.

Douglas C. Seward, Jr.

Catherine Seward Harrop
Catherine Seward Harrop



STATE TAX $ 4.50
PROBATE .50
TOTAL $ 4.50

DEC 28 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 28 1967