This instrument was prepared by:
LAW OFFICES
BAILEY, EWING, DALE & CONNER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

Map. 159
Par. 130
pw

WARRANTY DEED BOOK 4301 PAGE 8

FROM: Paul E. Swindell, and wife, Mary Louise Swindell

TO: Andrew Ewing, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,500.00 .

Affiant

Subscribed and sworn to before me, this the 24 day of January, ~~1968~~ 1969.

Notary Public

My Commission Expires:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
709-20 Nashville Trust Building	Same	
Nashville, Tennessee		

FOR AND IN CONSIDERATION OF the sum of FIVE DOLLARS, cash in hand paid by Andrew Ewing, Trustee, referred to as"GRANTEE", and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Paul E. Swindell and wife, Mary Louise Swindell, hereinafter called the "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, his successors and assigns with full power to sell, mortgage, rent, or otnerwise deal with, without the joinder of any other party, a certain tract or parcel of land situated in the Seventh Civil District of Davidson County, Tennessee, and in the Fifteenth Civil District of Williamson County, Tennessee, described as follows:

Lot No. 99 as shown on the Revised Plan of River Oaks, Section One, of record in Book 4060, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 100.00 feet on the easterly margin of River Oaks Road, and runs back between lines, 441.83 feet on its southerly line and 400.71 feet along its northerly

line to a broken line in the rear, on which it measures a total distance of 335.64 feet.

SAID Lot No. 99 contains a portion of the property which was conveyed to Paul E. Swindell and wife, Mary Louise Swindell, by deed of Louise Phillips, of record in Book 1786, Page 330, Register's Office for Davidson County, Tennessee. The remaining portion of said Lot No. 99 is a part of the property which was conveyed to Andrew Ewing, Trustee by deed of Emma Berry Bryan of record in Deed Book 150, Page 502, Register's Office for Williamson County, Tennessee.

SAID Lot No. 99 is conveyed expressly to the following:

1. Taxes for the year 1968, which have been prorated, and Grantors expressly assume the payment of that portion of the taxes referrable to that portion of said Lot which is herein conveyed.

2. Restrictive covenants of record in Book 4273, Page 940, Register's Office for Davidson County, Tennessee, and in Deed Book 158, Page 495, Register's Office for Williamson County, Tennessee.

3. The said Plan of record in Book 4060, Page 141, Register's Office for Davidson County, Tennessee shows: (a) an owner's certificate; (b) a 100-foot building setback line along River Oaks Road; (c) a drainage and utility easement along the rear portion of said lot; and (d) a 2-1/2 X 25 foot utility anchor easement along the southerly boundary of said Lot at its intersection with the easterly margin of River Oaks Road.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and we, the GRANTORS, covenant with the said GRANTEE that we are lawfully seized and possessed of that portion of the said Lot No. 99 which is a part of the property which was conveyed to GRANTORS by said deed of record in Book 1786, Page 330, Register's Office for Davidson County, Tennessee, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we, the said GRANTORS, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to that portion of the said Lot herein conveyed, to the GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever; but, it is expressly understood and agreed that GRANTORS do not warrant title to that portion of said Lot which was conveyed to GRANTEE by said deed of record in Deed Book 150, Page 502, Register's Office for Williamson County, Tennessee.

IN WITNESS WHEREOF the said GRANTEES have executed this instrument this the 16 day of December, 1968.

Paul E. Swindell

Mary Louise Swindell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Paul E. Swindell, and wife, Mary Louise Swindell, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

BOOK 4301 PAGE 10

WITNESS my hand and official seal at Nashville, Tennessee,

this 7th day of January, 1969.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV. 16, 1969

A 26483

IDENTIF. REFERENCE

JAN 10 10 46 AM '69

JAN 10	CONV	*1,500.00			
JAN 10 S'TAX			B*	3.90	
JAN 10 PR'FEE			B*	.50	
JAN 10	W'DEED		B*	4.50	* 8.90