AE/be
12/26/68

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

Map. 139
Par. 129
PW

WARRANTY DEED

BOOK 4301 PAGE 11

FROM: Andrew Ewing, Trustee

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,400.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 1969.

Notary Public

MY COMMISSION EXPIRES:

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Swindell, et ux.	Same	
Brentwood, Tennessee	Same	

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by Paul E. Swindell and wife, Mary Louise Swindell, hereinafter referred to as Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, hereinafter called "Grantor", have bargained and sold, and by these presents does transfer and convey unto the said "Grantees", their heirs and assigns, certain tracts or parcels of land situated, partly in the Fifteenth Civil District of Williamson County, Tennessee, and the Seventh Civil District of Davidson County, Tennessee, described as follows:

Lot No. 1, 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, and Lots Nos. 4,5, and 6 as shown on the Plan of River Oaks, Sec. One, of record in Book 4175, Page 31, Register's Office for Davidson County, Tennessee, and Plan Book 3, Page 41, Register's Office for Williamson County, Tennessee, more particularily described as follows:

SAID Lot No. 1 fronts 173.27 feet on the westerly margin of River Oaks Road,and runs back between lines, 319.00 feet on its northerly line, and 291.00 feet on its southerly line, to a line in the rear on which it measures 134.30 feet.

SAID Lot No. 4 fronts 172.04 feet along the northerly margin of River Oaks Court, and runs back between lines, 196.00 feet

on its easterly line and 312.25 feet along its westerly line, to a line in the rear, on which it measures 244.05 feet.

SAID Lot No. 5 fronts 119.00 feet along the northerly margin of River Oaks Court, and runs back between lines, 312.25 feet on its easterly line and 380.00 feet along its westerly line, to a line in the rear, on which it measures 198.11 feet.

SAID Lot No. 6 fronts 119.00 feet along the northerly margin of River Oaks Court, and runs back between lines, 380.00 feet along its easterly line, and 430.25 feet along its westerly line, to a line in the rear, on which it measures 185.02 feet.

Each of said Lots Nos. 1, 4, 5, and 6, contains 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, and the remaining portions of each of said Lots are parts 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.

SAID Lots Nos. 1, 4, 5, and 6 are conveyed expressly subject to the following:

1. Taxes for the year 1968 referrable to those portions of the lots, as herein conveyed, which have been prorated, put payment thereof is expressly assumed by grantor.

2. Restrictive covenants of record in Book 4373, 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 Plans of record, as identified above, show: (a) an owner's certificate; (b) a seventy-five foot minimum building setback line along River Oaks Road and River Oaks Court; (c) a ten-foot utility easement along the rear lines of each of said lots; (d) with respect to Lot No. 1, 2-1/2 X 25 foot Utility anchor easements along its northerly and southerly boundaries at their respective interesections with River Oaks Road, and an overhang easement across the easterly part of said Lot along River Oaks Road; and with respect to Lots Nos. 4, 5, and 6, a 2-1/2 X 25 foot utility anchor easement along each, easterly and westerly boundary at its intersection with the northerly margin of River Oaks Court.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estates, titles and interests thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of those portions of the said Lots herein conveyed to GRANTEES, in fee simple, has a good right to convey them, and that the same are unencumbered, except as hereinabove set forth; and GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to those portions of the said Lots which are herein conveyed, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, insofar as GRANTOR, as Trustee, is authorized so to do, but no further or otherwise. It is expressly understood and agreed that GRANTOR does not warrant the title to those portions of the said Lots which are presently owned by GRANTEES.

IN WITNESS WHEREOF Grantor has executed this deed on this the 26th day of December, 1968.

Andrew Ewing, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Andrew Ewing, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of December, 1968.

J. Clay Bailey, Jr.
Notary Public

MY COMMISSION EXPIRES:
12-15-69

A 26484

IDENTIF. REFERENCE

JAN 10 10 47 AM '69

JAN 10	CONV	*4,400.00			
JAN 10 S'TAX			B*	11.00	
JAN 10 PR'FEE			B*	.50	
JAN 10	W'DEED		B*	4.50	* 16.00