BOOK 4327 PAGE 435

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 209308

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-9 Par. 186	Mr/Mrs. Daniel F. Burton 3744 Whitland Avenue Nashville, Tennessee	Same as New Owner
FIELD BOOK NUMBER(S) 26W-5985	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3744 Whitland Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ELDON B. SWENSSON and wife, LOUISE SWENSSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DANIEL F. BURTON and wife, PATRICIA M. BURTON,.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 of Block "C" on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141.

Said Lot No. 8 fronts 100 feet on the northerly side of Bowling Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Eldon B. Swensson and wife, Louise Swensson, by deed from John Marshall Johnson, Jr., as of record in Book 4226, page 227.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of April, 1969.

Louise Swensson
Louise Swensson

Eldon B. Swensson
Eldon B. Swensson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Eldon B. Swensson and wife, Louise Swensson, 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, the 18th day of April, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,000.00

Daniel F. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 1969

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

A 38042

WARRANTY DEED
REF:bs

FROM
ELDON B. SWENSSON and wife

TO
DANIEL F. BURTON and wife

IDENTIF. REFERENCE

APR 22 12 38 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

R22$	CONV	40,000.00		
R22$	S'TAX		A* 104.00	
R22$	PR'FEE		A* .50	
R22$	W'DEED		A* 3.00	* 107.50

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public