This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

# WARRANTY DEED

BOOK 4342 PAGE 822

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Randolph R. Swanson et ux (NAME) | First Federal S & L Assn. (NAME) | 6D - 38215 |
| (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | MAP 146-16 |
| (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | PAR 178 TP |

*FOR AND IN CONSIDERATION of the sum of*

TEN and no/100 ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, James Wylie Keeton and wife, Mae Frances Keeton,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Randolph R. Swanson and wife, Barbara B. Swanson,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 961 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for said County.

Said Lot No. 961 fronts 83 feet on the westerly side of Pritchett Drive, and extends back 199.8 feet on the southerly line and 209.3 feet on the northerly line, to a dead line in the rear on which it measures 127 feet.

Being the same real property conveyed to James Wylie Keeton and wife, Mae Frances Keeton, by deed from W. P. Russell and wife, as of record in Book 2598, page 375, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,450.00

Subscribed and sworn to before me, this the 11th day of June 19 69

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5116 (House Number) Pritchett Drive (Street), Nashville (P. O. Address), Tennessee (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Randolph R. Swanson and wife, Barbara B. Swanson,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Randolph R. Swanson and wife, Barbara B. Swanson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 11th day of June, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Wylie Keeton

Mae Frances Keeton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* James Wylie Keeton and wife, Mae Frances Keeton, *the within named 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* 17 *day of* June, *19* 69

APR 23 1973

..... *Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be*..... .....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

*Witness my hand and seal, at office in*....., *this*.....*day of*....., *19*.....

..... *Notary Public*

*Commission expires*.....

| | | | | | |
|---|---|---|---|---|---|
| JUN 17 69 | CONV | 18,450.00 | | | |
| JUN 17 69 | S'TAX | | B* | 47.84 | |
| JUN 17 69 | PR'FEE | | B* | .50 | |
| JUN 17 69 | W'DEED | | B* | 3.00 | * 51.34 |

PLEASE MAIL TO - Mr. RANDOLPH R. SWANSON, 570 McMURRAY DRIVE APT G-13 NASHVILLE, TENN. 37211

$18,450.00

**WARRANTY DEED**

FROM

JAMES WYLIE KEETON et ux

TO

RANDOLPH R. SWANSON et ux

A 44686

IDENTIF. REFERENCE

JUN 17 3 00 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE