This instrument was prepared by C. H. Warfield, Attorney. Law firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee. 37219

WARRANTY DEED

BOOK 4361 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty L. DuVall and Morlene Moore	First & Mid-South Mortgage Co.	Map 33-14
(NAME)	(NAME)	Par. 56
707 Nella Drive	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by Betty L. DuVall and Morlene Moore, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Betty L. DuVall and Morlene Moore to assume and agree to pay the unpaid balance of a loan in the original principal amount of $21,000.00 of record in Book 3799, page 838, Register's Office for Davidson County, Tennessee,

We, Lucien J. Swint and wife, Barbara R. Swint

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

Betty L. DuVall and Morlene Moore, their

~~XXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County, described as follows:

BEGINNING at a point in the southwesterly margin of Nella Drive at the corner of Lots No. 16 and 17; thence with the line between said lots, southwesterly 340.8 feet to a point; thence southeasterly 165.75 feet to a concrete monument; thence easterly 44.67 feet to a concrete monument in the west margin of a 50 foot unnamed street on said plan; thence with the margin of the same, northeasterly 256.44 feet to the beginning of a curve; thence around said curve, northerly 35.75 feet to the margin of Nella Drive; thence with the margin of the same, northwesterly 70.12 feet to the point of beginning.

BEING the same property conveyed to Lucien J. Swint and wife, Barbara R. Swint by deed from Virgil D. Tisdale, et al, as of record in Book 3799, page 837, Register's Office for Davidson County, Tennessee.

CONVEYANCE OF this property is made subject to Restrictive Covenants of record in Book 3029, page 49 and the plan of record in Book 2900, page 69, Register's Office for Davidson County, which shows an Owner's Certificate, a 40-foot set-back line from Nella Drive and from the unnamed street on the east, a 20-foot

(Continued on reverse side)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $31,746.92

Subscribed and sworn to before me, this the 27th day of August 19 69

Affiant: Betty L. DuVall

My commission expires: 6-3-70 (Affix Seal)

Notary Public: Glynda Holland

This is unimproved ( ) improved (X) property, known as 707 Nella Drive, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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

Betty L. DuVall and Morlene Moore, their

~~XXXXXX~~

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.* except for current taxes and a Deed of Trust of record in Book 3799, page 838, Register's Office for Davidson County, Tenn.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Betty L. DuVall and Morlene Moore, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 27th *day of* August 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.*

Lucien J. Swint

Barbara R. Swint
Barbara R. Swint

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lucien J. Swint and wife, Barbara R. Swint

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* 27th *day of* August, *19* 69

Notary Public

Commission expires 5-3-70

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 .....

(CONTINUED FROM REVERSE SIDE)

easement for utilities and drainage along the southerly rear lines, an anchor easement 3x15 feet on Nella Drive at the concrete monument near the unnamed street and an easement for utility overhang across the northeasterly corner of the lot.

SEP-2	CONV	31,746.92			
SEP-2 S'TAX			A*	82.42	
SEP-2 PR'FEE			A*	.50	
SEP-2	WDEED		A*	3.00	* 85.92

WARRANTY DEED

FROM

Lucien J. Swint, et ux

TO

Betty L. DuVall
and
Morlene Moore

A 52687

IDENTIF. REFERENCE

SEP 2 2 51 PH '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

Please return to:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219